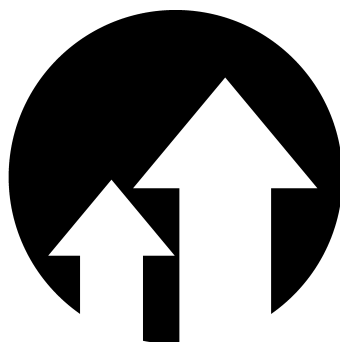




COUNTRYCONDOS

COUNTRY CONDO'S LIMITED

CIN: L63040TG1987PLC007811

2025-2026

39th ANNUAL REPORT

Corporate Information**BOARD OF DIRECTORS/KMP**

- | | |
|---------------------------------|---|
| 1. Sri Y. Rajeev Reddy | - Chairman & Director |
| 2. Sri Y. Siddharth Reddy | - Vice-Chairman & Director |
| 3. Sri Y. Varun Reddy | - Vice-Chairman & Director |
| 4. Sri D. Krishna Kumar Raju | - Vice-Chairman & CEO |
| 5. Smt. Y. Manjula Reddy | - Director |
| 6. Sri K. Subramanyam Raju | - Independent Director (up to September 04, 2026) |
| 7. Sri P. Krupavaram | - Independent Director |
| 8. Sri K. Sriram Chandra Murthy | - Independent Director |
| 9. Sri N. Rama Lingeswara Swamy | - Independent Director |
| 10. Sri Srinivas Pasham | - Independent Director |
| 11. Smt. Poojitha Baheti | - Independent Additional Director (w.e.f. September 04, 2026) |
| 12. Sri J. Laxmikanth | - Company Secretary |
| 13. Sri Gandhi Upputuri | - Chief Financial Officer (up to May 30, 2026) |
| 14. Sri Sunkara Vijaya Kumar | - Chief Financial Officer (w.e.f. May 30, 2026) |

BANKERS:

Bank of India
AXIS Bank Limited
State Bank of India
Union Bank of India
HDFC Bank Limited

AUDITORS:

P. Murali & Co., Chartered Accountants
6-3-655/2/3, Somajiguda, Hyderabad - 500082,
Telangana, India

REGISTERED OFFICE:

7-1-19/3, 1st Floor, I. S. R. Complex,
Kundanbagh, Begumpet, Hyderabad – 500 016,
Telangana, India
Ph: 91-40-40266333, Email: info@countrycondos.co.in

SHARE TRANSFER AGENTS:

M/s. AARTHI CONSULTANTS PRIVATE LIMITED
1-2-285, Domalguda, Hyderabad – 500 029,
Telangana, India
Phone: 91-40-27634445 / 27638111, Fax: 91-40-27632184

LISTING AT

BSE Limited
National Stock Exchange of India Limited

NOTICE

NOTICE is hereby given that the 39th Annual General Meeting ("AGM") of the Members of M/s. Country Condo's Limited will be held on **Monday, the 28th day of September, 2026 at 02.00 P.M.** Indian Standard Time (IST) through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM"), to transact the following Business. The Venue of the Meeting and the Proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company at # 7-1-19/3, 1st Floor, I. S. R. Complex, Kundanbagh, Begumpet, Hyderabad – 500 016, Telangana, India.

ORDINARY BUSINESS:

1. Adoption of Financial Statements:

To receive, consider and adopt the Audited Financial Statements (Balance Sheet, Profit & Loss and Cash Flow Statement) of the Company for the Financial Year ended March 31, 2026, together with the Notes attached thereto, along with the Reports of the Board of Directors and Auditors thereon.

To Consider and, if thought fit, to pass with or without modification (s), the following resolution as an Ordinary Resolution:

"RESOLVED THAT the Audited Financial Statements (Balance Sheet, Profit & Loss and Cash Flow Statement) of the Company for the Financial Year ended March 31, 2026 and the Reports of the Board of Directors and Auditors thereon, as circulated to the Members, be considered and adopted."

2. Appointment of Director:

To appoint a Director in place of Sri Y. Siddharth Reddy (DIN: 00815456), Director who retires by rotation and being eligible offers himself for re-appointment.

To Consider and, if thought fit, to pass with or without modification (s), the following resolution as an Ordinary Resolution:

"RESOLVED THAT pursuant to provisions of Section 152 and other applicable provisions, if any, of the Companies Act, 2013, Sri Y. Siddharth Reddy (DIN: 00815456), Director who retires by rotation at this meeting and being eligible offers himself for re-appointment be and is hereby reappointed as a Director liable to retire by rotation."

SPECIAL BUSINESS:

3. To Appoint Smt. Poojitha Baheti (DIN: 09692764) as an Independent Director of the Company:

To consider and if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:

"RESOLVED THAT pursuant to the provisions of Section 149, 152 and other applicable provisions, if any, of the Companies Act, 2013 read with Schedule IV to the said Act and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force) and Regulation 27 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 and Rules made thereunder and the Articles of Association of the Company, **Smt. Poojitha Baheti (DIN: 09692764)**, who was appointed as an Additional Director of the Company by the Board of Directors with effect from September 04, 2026 and who holds the office until the date of Annual General Meeting, in terms of Section 161 of the Companies Act, 2013 and in respect of whom the Company has received a notice in writing from a member under Section 160 of the Companies Act, 2013 signifying his intention to propose Smt. Poojitha Baheti as a candidate for the office of director of the Company, be and is hereby appointed as an Independent Director of the Company to hold office for a term up to five consecutive years commencing from 04th September, 2026, up to 03rd September, 2031, not liable to retire by rotation.

RESOLVED FURTHER THAT the Board of Directors (including any Committee thereof) of the Company be and is hereby authorised to do all such acts, deeds, matters, things and may take all such steps as may be necessary, proper, expedient and desirable for the purpose of giving effect to this resolution."

4. To Re-appoint Sri D. Krishna Kumar Raju (DIN: 00115553) as Vice-Chairman & CEO:

To consider and if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:

"RESOLVED THAT in accordance with the provisions of Sections 196, 197, 198 and 203 read with Schedule V thereto and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and the Rules made thereunder and all other applicable provisions, if any, of the Companies Act, 2013 ("the Act") and Regulation 17 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any amendment(s), statutory modification(s) or re-enactment(s) thereof for the time being in force) and pursuant to the provisions of the Articles of Association of the Company and pursuant to the recommendations of the Nomination and Remuneration Committee and such other approvals, permissions and sanctions as may be required, the Consent of the Members of the Company be and is hereby accorded for Re-appointment of Sri Datla Krishna Kumar Raju (DIN: 00115553), as the Vice- Chairman & Chief Executive Officer of the Company for a period of 3 (three) years commencing from February 13, 2027, and at such remuneration perquisites and benefits for a period of 3 years from the date of re-appointment up to 12th February, 2030 who is not liable to retire by rotation on the following terms and conditions:

- A) Salary of ₹ 3,00,000/- (Rupees Three Lakhs Only) per month. This includes dearness allowance and all other allowances not otherwise specified herein.
- B) In addition, the Vice-Chairman & CEO shall be entitled to the following:
 - I. Perquisites as under not exceeding ₹ 30,000/- per month:
 - a) Housing: Rent-free accommodation will be provided to him from whom 10% of his salary shall be recovered. In case no accommodation is provided by the Company, house rent allowance at 60% of the salary shall be paid. In addition, he shall be allowed free use of the Company owned furniture and other consumable durables, if required.
 - b) The expenditure incurred by him for gas, electricity, water and furnishings shall be reimbursed by the Company.
 - c) All medical expenses incurred by him shall be reimbursed.
 - d) Fees of Club shall be reimbursed subject to the maximum of two clubs; Admission Fees and Life Member Fees shall not be reimbursed.
 - e) Personal accident insurance - the premium of which shall not exceed ₹ 5000/- per annum.
 - f) Contribution to the provident fund, superannuation fund, annuity fund to the extent the same are not taxable under the Income Tax Act, 2025.
 - g) Provision of Car with driver for use on Company's business and Mobile phone and Telephone at residence and expenditure incurred on Traveling shall be reimbursed by the Company.

OTHER BENEFITS:

- i) Gratuity is payable at a rate not exceeding Half Month Salary for each completed year of Service.
- ii) Encashment of earned leave at the rate of 30 days per annum at the end of his tenure.
- iii) Leave travel concession for him will be allowed once in a year as may be decided by the Board.

- II. **Commission:** He shall be paid performance-based commission up to 5% (Five Percentage) (including salary and perquisites hereafter stated) of the net profits calculated in accordance with Section 198 of the Companies Act, 2013 for each financial year commencing from 13th February, 2027.

Mr. Datla Krishna Kumar Raju will also be entitled for the reimbursement of actual entertainment, travelling, boarding and lodging expenses incurred by him in connection with the Company's business and such other benefits/amenities and other privileges, as in force from time-to-time.

RESOLVED FURTHER THAT the aggregate of salary and perquisites as specified above or paid additionally in accordance with the rules of the Company in any financial year, which the Board in its absolute discretion may pay to the Executive Vice-Chairman & CEO from time-to-time, shall not exceed the limits prescribed from time-to-time under Section 197 and other applicable provisions of the Act read with Schedule V to the said Act, including any amendment(s), statutory modification(s) or re-enactment(s) thereof as may for the time being in force.

RESOLVED FURTHER THAT in case of absence or inadequacy of Profits during any financial year during the tenure of office of Sri D. Krishna Kumar Raju, Vice-Chairman & Chief Executive Officer, the above remuneration shall be payable subject to the limits prescribed under Section II of Part II of Schedule V of the Companies Act, 2013.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to do all such acts, deeds, matters and things as in its absolute discretion, it may consider necessary, expedient or desirable for giving effect to the foregoing resolution, and to settle any question, or doubt that may arise in relation thereto.

RESOLVED FURTHER THAT a copy of this resolution be forwarded to the Concerned Department/person or their authorized representative duly signed by any of the Directors or Company Secretary of the Company."

**BY ORDER OF THE BOARD OF DIRECTORS
For COUNTRY CONDO'S LIMITED**

**PLACE: HYDERABAD
DATE: 04-09-2026**

**D. KRISHNA KUMAR RAJU
VICE-CHAIRMAN & CEO
DIN: 00115553**

Registered Office: # 7-1-19/3, 1st Floor,
I. S. R. Complex, Kundanbagh, Begumpet,
Hyderabad – 500 016, Telangana, India
Email: info@countrycondos.co.in
CIN: L63040TG1987PLC007811

NOTES:

1. The Government of India, Ministry of Corporate Affairs (MCA) vide General Circular No. 20/2020 dated May 05, 2020 read with General Circular No. 14/2020 dated April 8, 2020, General Circular No.17/2020 dated April 13, 2020, General Circular No. 20/2020 dated May 5, 2020, General Circular No. 22/2020 dated June 15, 2020, General Circular No. 33/2020 dated September 28, 2020, General Circular No. 39/2020 dated December 31, 2020, General Circular No. 02/2021 dated January 13, 2021, General Circular No. 10/2021 dated June 23, 2021, General Circular No. 20/2021 dated December 8, 2021, General Circular No. 21/2021 dated December 14, 2021, General Circular No. 02/2022 dated May 05, 2022, General Circular No. 10/2022 dated December 28, 2022, General Circular No. 11/2022 dated December 28, 2022, General Circular No. 09/2023 dated September 25, 2023, General Circular No. 09/2024 dated September 19, 2024 and General Circular No. 03/2025 dated September 22, 2025 (collectively referred to as "MCA Circulars") and Securities and Exchange Board of India ("SEBI") vide its Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, Circular No. SEBI/HO/DDHS/P/CIR/2022/063 dated May 13, 2022, Circular No. SEBI/HO/DDHS/DDHS_Div2/P/CIR/2022/079 dated June 03, 2022, Circular No. SEBI/HO/CFD/POD-2/P/CIR/2023/4 dated January 05, 2023, Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated October 7, 2023 and Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/

133 dated October 3, 2024 (collectively referred to as "SEBI Circulars") permitted the holding of the Annual General Meeting (AGM) through Video Conferencing (VC) or Other Audio Visual Means (OAVM), without the physical presence of the Members at a common venue. In compliance with the provisions of the Companies Act, 2013 ("the Companies Act" or "the Act"), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), MCA Circulars and SEBI Circulars, the AGM of the Company is being held through VC / OAVM. Central Depository Services (India) Limited ("CDSL") will be providing facility for voting through remote e-voting, for participation in the AGM through VC / OAVM facility and e-voting during the AGM. The procedure for participating in the meeting through VC / OAVM is explained at below and is also available on the website of the Company at www.countrycondos.co.in.

2. Pursuant to the Provisions of the Act, a Member entitled to attend and vote is entitled to appoint a proxy to attend and vote on his / her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the MCA Circular No. 14/2020 dated April 08, 2020, through VC / OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for this AGM and hence the Proxy Form, Attendance Slip and Route Map of AGM are not annexed to this Notice. However, in pursuance of Section 112 and Section 113 of the Companies Act, 2013, representatives of the members such as the President of India or the Governor of a State or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting.
3. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020, May 05, 2020, June 15, 2020, September 28, 2020, December 31, 2020, January 13, 2021, June 23, 2021, December 08, 2021, May 05, 2022, December 28, 2022, September 25, 2023, September 19, 2024, and September 22, 2025 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL) for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL.
4. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
5. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.
6. In line with the aforesaid Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at www.countrycondos.co.in. The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively. The said AGM Notice is also disseminated on the website of CDSL (agency for providing the Remote e-Voting facility and e-voting system during the AGM) i.e. www.evotingindia.com.
7. The AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA General Circular No. 14/2020 dated April 8, 2020, General Circular No. 17/2020 dated April 13, 2020, General Circular No. 20/2020 dated May 05, 2020 and General Circular No. 39/2020 dated December 31, 2020. In continuation of this Ministry's General Circular No. 20/2020, dated May 05, 2020 and after due examination, it has been decided to allow Companies whose AGMs were due to be held in the year 2026, or become due in the year 2026, to conduct their AGMs on or before 30.09.2026, in accordance with the requirements provided in Paragraphs 3 and 4 of the General Circular No. 20/2020 as per MCA General Circular No. 02/2021 dated January 13, 2021, General Circular No. 02/2022 dated May 05, 2022, General Circular No. 11/2022 dated December 28, 2022, General

Circular No. 09/2023 dated September 25, 2023, General Circular No. 09/2024 dated September 19, 2024 and General Circular No. 03/2025 dated September 22, 2025

8. An Explanatory Statement pursuant to Section 102(1) of the Companies Act, 2013, with respect to Item Nos. 3 and 4 of the Notice set out above is annexed hereto. The Board of Directors have considered and decided to include Item Nos. 3 and 4 given above as Special Business in the forthcoming AGM, as it is unavoidable in nature and forms part of this Notice.
9. The Register of Directors' and Key Managerial Personnel and their shareholding maintained under Section 170 of the Companies Act, 2013, the Register of Contracts or arrangements in which the directors are interested under Section 189 of the Companies Act, 2013, will be available for inspection to the Members electronically without any fee by the members from the date of circulation of this Notice up to the date of AGM, i.e. September 28, 2026. Members seeking to inspect such documents can send an email to info@countrycondos.co.in.
10. Institutional / Corporate Shareholders (i.e., other than individuals / HUF / NRI, etc.,) are required to send a scanned copy (PDF/JPG Format) of its Board or Governing Body Resolution/Authorization etc., authorizing its representative to attend the AGM through VC / OAVM on its behalf and to vote through remote e-voting. The said Resolution/ Authorization shall be sent by email through its registered email address to info@countrycondos.co.in with a copy marked to info@aarthiconsultants.co.in.
11. The record date for the 39th Annual General Meeting is September 21, 2026.
12. Shareholders holding shares in physical form may write to the Company/Company's R&T agents for any change in their address and bank mandates; shareholders holding shares in electronic form may inform the same to their depository participants immediately, where applicable.
13. The Securities and Exchange Board of India has mandated submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in demat form are, therefore, requested to submit PAN details to the Depository Participants with whom they have demat accounts. Members holding shares in physical form can submit their PAN details to the Company/Registrar and Share Transfer Agents (Unit: M/s. Aarathi Consultants Private Limited)
14. In consonance with the Company's sustainability initiatives and Regulation 36 of the SEBI (LODR) Regulations, 2015, the Company is sharing all documents with Shareholders in the electronic mode, wherever the same has been agreed to by the shareholders. Further The Ministry of Corporate Affairs (vide Circular Nos. 17/2011 and 18/2011 dated April 21 and April 29, 2011 respectively), has undertaken a 'Green Initiative in Corporate Governance' and allowed Companies to share documents with its shareholders through an electronic mode. Shareholders are requested to support this green initiative by registering / updating their e-mail addresses for receiving electronic communications. Members holding shares in the same name under different ledger folios are requested to apply for consolidation of such folios and send the relevant share certificates to M/s. Aarathi Consultants Private Limited, Share Transfer Agents of the Company for their doing the needful.
15. As per SEBI Notification No. SEBI/LAD-NRO/GN/2018/24 dated June 8, 2018 and further amendment vide Notification No. SEBI/LADNRO/GN/2018/49 dated November 30, 2018, w.e.f. April 1, 2019 the transfer of securities of listed companies shall not be processed unless the securities are held in the dematerialized form (Demat) with a depository. Hence, the Members of the Company are requested to dematerialize their shareholding to avail the benefits of dematerialization. Only the requests for transmission and transposition of securities in physical form, will be accepted by the RTA. Pursuant to SEBI Circular No. [HO/38/13/11\(2\)2026-MIRSD-POD/I/3750/2026](#) dated January 30, 2026, a special window has been opened from February 05, 2026 to February 04, 2027 for re-lodgement of physical share transfer deeds that were originally lodged prior to April 1, 2019 and subsequently rejected or returned due to documentation deficiencies. All such re-lodged requests shall be processed only in dematerialized form, and due process shall be followed for transfer-cum-demat. Investors are encouraged to take advantage of this opportunity to secure their rights in the securities purchased. Members may contact the Company's Registrar and Share Transfer Agent for assistance in this regard.

16. Members holding shares in physical form are requested to furnish Form ISR-1, Form ISR-2 and SH-13 (available on the Company's website at <https://countrycondos.co.in> to update KYC and choice of Nomination (in case the same are not already updated), to Company's Registrar and Share Transfer Agent viz., Aarthi Consultants Private Limited at 1-2-285, Domalguda, Hyderabad – 500 029, Telangana, India, Phone: 91-40-27634445 / 27638111, Fax: 91-40-27632184 ("herein after referred to as "RTA"). Alternatively, Members may send digitally signed copy of their documents by email to RTA at info@aarthiconsultants.com.
17. Members are requested to send their queries at least 10 days before the date of meeting so that information can be made available at the meeting.
18. Members may further note that SEBI, vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated January 25, 2022, has mandated listed companies to issue securities in dematerialized form only while processing service requests, viz., issue of duplicate securities certificate, claim from unclaimed suspense account, splitting of securities certificate, consolidation of securities certificates/folios, transmission and transposition etc. Accordingly, Members are requested to make service requests by submitting a duly filled and signed Form ISR-4, the format of which is available on Company's website at <https://countrycondos.co.in> and on the website of RTA at info@aarthiconsultants.com. It may be noted that any service request can be processed only after the folio is KYC compliant.
19. In case of joint holders attending the Meeting, only such joint holders who are higher in the order of names will be entitled to vote.
20. In respect of shares held in physical mode, all shareholders are requested to intimate changes, if any, in their registered address immediately to the registrar and share transfer agent of the company and correspond with them directly regarding share transmission/transposition, Demat/Remat, change of address, issue of duplicate shares certificates, ECS and nomination facility.
21. In terms of Section 72 of the Companies Act, 2013, a Member of the Company may nominate a person on whom the shares held by him/her shall vest in the event of his/her death. Members desirous of availing this facility may submit nomination in prescribed Form-SH-13 to the Company/RTA in case shares are held in physical form, and to their respective depository participant, if held in electronic form. If a member desires to opt out or cancel the earlier nomination and record fresh nomination, he / she may submit the same in Form ISR-3 or Form SH-14, respectively. The said forms can be downloaded from the Company's website at: <https://www.countrycondos.co.in> and from the website of the RTA at: <https://www.aarthiconsultants.com>. Members holding shares in physical form are requested to submit the said forms to the RTA quoting their folio number and Members holding shares in electronic form may contact their respective DPs for availing this facility.
22. The Companies Equity shares are listed at BSE Limited and National Stock Exchange of India Limited and the listing fee for the FY 2026-27 has been paid.
23. The requirement to place the matter relating to appointment of Auditors for ratification by members at every Annual General Meeting is done away with vide notification dated May 7, 2018 issued by the Ministry of Corporate Affairs, New Delhi. Accordingly, No Resolution is proposed for a Ratification of Appointment of Auditors, who were appointed in the 35th Annual General Meeting held on 10th August, 2022.
24. Details of Directors retiring by rotation / seeking re-appointment at the ensuing Annual General Meeting are provided as an Additional Information required to be furnished under Regulation 36(3) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 and Secretarial Standards issued by the Institute of Company Secretaries of India, to this Notice.
25. In terms of the provisions of Section 152 of the Act, Sri Y. Siddharth Reddy, Director of the Company retire by rotation at the ensuing AGM. Nomination and Remuneration Committee and the Board of Directors of the Company recommends his appointment. Further Sri Y. Siddharth Reddy is interested in the Ordinary Resolution set out at Item No. 2 of the Notice with regard to his re-appointment. Sri Y. Siddharth Reddy, Director being related to Sri Y. Rajeev Reddy, Smt. Y. Manjula Reddy and Sri Y. Varun Reddy may be deemed to be interested in the resolution set out at

Item No. 2 of the Notice. Saved and except the above, none of the other Directors / Key Managerial Personnel of the Company / their relatives are, in any way, concerned or interested, financially or otherwise, in the Ordinary Business set out under Item No. 2 of the Notice.

26. In accordance with the aforesaid MCA Circulars and SEBI Circulars, the Financial Statements including Report of Board of Directors, Auditor's Report or other documents required to be attached therewith and the Notice of AGM are being sent in electronic mode to Members whose e-mail address is registered with the Company or the Depositories / Depository Participant(s). The Registered Office of the Company shall be deemed to be the venue for the AGM.
27. SEBI has established a common Online Dispute Resolution Portal ("ODR Portal") for resolution of disputes arising in the Indian Securities Market. Pursuant to this, post exhausting the option to resolve their grievances with the RTA / Company directly and through existing SCORES platform, the investors can initiate dispute resolution through the ODR Portal (<https://smartodr.in/login>).
28. Since the AGM will be held through VC/OAVM, the Route Map is not annexed in this Notice.
29. Instructions for e-voting and joining the AGM are as follows:

THE INTRUCTIONS OF SHAREHOLDERS FOR E-VOTING AND JOINING VIRTUAL MEETINGS ARE AS UNDER:

Step 1: Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

Step 2: Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

- (i) The voting period begins on Friday, September 25, 2026 (9:00 A.M. IST) and ends on Sunday, September 27, 2026 (5:00 P.M. IST). During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on Monday, September 21, 2026 i.e. cut-off date (record date) may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.
- (ii) Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.
- (iii) Pursuant to SEBI Circular No. **SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020**, under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to **all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants**. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

Step 1: Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

- (iv) In terms of **SEBI Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020** on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their Mobile Number and Email Id in their demat accounts in order to access e-Voting facility.

Pursuant to above said SEBI Circular, Login method for e-Voting and joining virtual meetings for **Individual Shareholders holding securities in Demat mode CDSL / NSDL** is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in Demat mode with CDSL Depository	1) Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login to Easi / Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & My Easi New (Token) Tab. 2) After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. 3) If the user is not registered for Easi/Easiest, option to register is available at cdsi website www.cdslindia.com and click on login & My Easi New (Token) Tab and then click on registration option. 4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders holding securities in demat mode with NSDL Depository	1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2) If the user is not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select "Register Online for IDeAS" Portal or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 3) Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

	4) For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp . You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
Individual Shareholders (holding securities in demat mode) login through their Depository Participants(DP)	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important Note: Members who are unable to retrieve User ID / Password are advised to use Forget User ID and Forget Password option available at above mentioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 21 09911
Individual Shareholders holding securities in Demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at: 022 - 4886 7000 and 022 - 2499 7000

Step 2: Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

(v) Login method for e-Voting and joining virtual meetings for **Physical Shareholders and Shareholders other than individual holding in Demat form.**

- 1) The shareholders should log on to the e-voting website www.evotingindia.com.
- 2) Click on "Shareholders" module.
- 3) Now enter your User ID
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
- 4) Next enter the Image Verification as displayed and Click on Login.
- 5) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier e-voting of any company, then your existing password is to be used.
- 6) If you are a first-time user follow the steps given below:

	For Physical Shareholders and other than Individual Shareholders holding shares in Demat.
PAN	Enter your 10digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) Shareholders who have not updated their PAN with the Company / Depository Participant are requested to use the sequence number sent by Company / RTA or contact Company/ RTA.
Dividend Bank Details OR Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd / mm / yyyy format) as recorded in your demat account or in the company records in order to login. If both the details are not recorded with the Depository or Company, please enter the Member Id / Folio Number in the Dividend Bank details field.

- (vi) After entering these details appropriately, click on "SUBMIT" tab.
- (vii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (viii) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (ix) Click on the EVSN for the relevant <Company Name> on which you choose to vote.
- (x) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xi) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xii) After selecting the resolution, you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- (xiii) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xiv) You can also take a print of the votes cast by clicking on "Click here to print" option on the Voting page.
- (xv) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xvi) There is also an optional provision to upload BR/POA if any uploaded, which will be made available to scrutinizer for verification.
- (xvii) **Additional Facility for Non – Individual Shareholders and Custodians –For Remote Voting only.**
- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves in the "Corporates" module.
 - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.

- After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
- The list of accounts linked in the login will be mapped automatically & can be delink in case of any wrong mapping.
- It is Mandatory that, a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- Alternatively Non Individual Shareholders are required mandatory to send the relevant Board Resolution/ Authority letter etc., together with attested specimen signature of the duly Authorized Signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz; info@countrycondos.co.in, if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

INSTRUCTIONS FOR SHAREHOLDERS ATTENDING THE AGM/EGM THROUGH VC/OAVM & E-VOTING DURING MEETING ARE AS UNDER:

1. The Procedure for attending Meeting & e-Voting on the day of the AGM/EGM is same as the instructions mentioned above for e-voting.
2. The link for VC/OAVM to attend Meeting will be available where the EVSN of Company will be displayed after successful login as per the instructions mentioned above for e-voting.
3. Shareholders who have voted through Remote e-Voting will be eligible to attend the Meeting. However, they will not be eligible to vote at the AGM/EGM.
4. Shareholders are encouraged to join the Meeting through Laptops / IPads for better experience.
5. Further Shareholders will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the Meeting.
6. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
7. Shareholders who would like to express their views/ask questions during the meeting may register themselves as a speaker by sending their request in advance atleast **3 (three) days prior to Meeting** mentioning their Name, Demat Account Number/Folio Number, Email Id, Mobile Number at info@countrycondos.co.in. The Shareholders who do not wish to speak during the AGM but have queries may send their queries in advance **2 (two) days prior to Meeting** mentioning their Name, Demat Account Number/Folio Number, Email Id, Mobile Number at info@countrycondos.co.in. These queries will be replied to by the Company suitably by email.
8. Those Shareholders who have registered themselves as a Speaker will only be allowed to express their views/ask questions during the Meeting.
9. Only those Shareholders, who are present in the AGM/EGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the EGM/AGM.
10. If any Votes are cast by the Shareholders through the e-voting available during the EGM/AGM and if the same Shareholders have not participated in the Meeting through VC/OAVM facility, then the votes cast by such Shareholders shall be considered invalid as the facility of e-voting during the Meeting is available only to the Shareholders attending the Meeting.

PROCESS FOR THOSE SHAREHOLDERS WHOSE EMAIL / MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY / DEPOSITORIES:

1. For Physical Shareholders - please provide necessary details like Folio No., Name of Shareholder, Scanned Copy of the Share Certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to info@countrycondos.co.in (Company's Email ID) / info@aarthiconsultants.com (RTA Email ID).

2. For Demat Shareholders - Please update your Email Id & Mobile No. with your respective **Depository Participant (DP)**.
3. **For Individual Demat Shareholders – Please update your Email Id & Mobile No. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.**

If you have any queries or issues regarding attending AGM & e-Voting from the CDSL e-Voting System, you can write an email to helpdesk.evoting@cdslindia.com or contact at toll free no. **1800 21 09911**.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, AVP (CDSL) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call toll free no. **1800 21 09911**.

30. The Company has appointed M/s. Gopal Dhanaji & Associates, Company Secretaries represented by Mr. Gopal Biradar Dhanaji (Membership No. FCS 7676 and CP No. 8415), Practicing Company Secretary, to act as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner. The Scrutinizer shall, immediately after the conclusion of voting at the AGM, first count the votes cast during the AGM, thereafter unblock the votes cast through remote e-voting and make, not later than 48 hours of conclusion of the AGM, a consolidated Scrutinizer's Report of the total votes cast in favour or against, if any, to the Chairman or a person authorised by him in writing, who shall countersign the same.
31. The Results declared along with the Scrutinizer's Report shall be placed on the Company's website www.countrycondos.co.in and on the website of CDSL within two (2) days of passing of the resolutions at the AGM of the Company and communicated to the National Stock Exchange of India Limited and BSE Limited.
32. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "Forgot User Details/Password?" or "Physical User Reset Password?" option available on www.evotingindia.com to reset the password.
33. The results of the electronic voting shall be declared to the Stock Exchanges by September 30, 2026. The results along with the Scrutinizer's Report, shall also be placed on the website of the Company at www.countrycondos.co.in and on the website of CDSL <https://www.evotingindia.com> immediately. The Company shall simultaneously forward the results to the National Stock Exchange of India Limited and BSE Limited, where the shares of the Company are listed.
34. Members seeking any information with regard to the accounts or any matter to be placed at the AGM, are requested to write to the Company on or before September 28, 2026 through email on info@countrycondos.co.in. The same will be replied by the Company suitably.

**BY ORDER OF THE BOARD OF DIRECTORS
For COUNTRY CONDO'S LIMITED**

**PLACE: HYDERABAD
DATE: 04-09-2026**

**D. KRISHNA KUMAR RAJU
VICE-CHAIRMAN & CEO
DIN: 00115553**

Registered Office: # 7-1-19/3, 1st Floor,
I.S.R. Complex, Kundanbagh, Begumpet,
Hyderabad – 500 016, Telangana, India
Email: info@countrycondos.co.in
CIN: L63040TG1987PLC007811

COUNTRY CONDO'S LIMITED**EXPLANATORY STATEMENT PURSUANT TO SECTION 102 (1) OF THE COMPANIES ACT, 2013 ("the Act") AND / OR REGULATION 36(3) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015:****Item No. 3:**

The Board, at its meeting held on September 04, 2026, appointed **Smt. Poojitha Baheti (DIN: 09692764)** as an Additional Director of the Company with effect from September 04, 2026, pursuant to Section 160 of the Companies Act, 2013, read with Article 141 of Articles of Association of the Company.

Pursuant to the provisions of Section 161 of the Companies Act, 2013, Smt. Poojitha Baheti will hold office up to the date of ensuing Annual General Meeting. The Company has received the notice in writing under the provisions of Section 160 of the Companies Act, 2013, from a member along with a requisite deposit proposing the candidature of Smt. Poojitha Baheti for the office of director.

The Company has received from Smt. Poojitha Baheti (i) consent in writing to act as Director in Form DIR-2 pursuant to Rule 8 of Companies (Appointment & Qualification of Directors) Rules 2014, and (ii) Intimation in Form DIR-8 in terms of Companies (Appointment & Qualification of Directors) Rules, 2014, to effect that she is not disqualified under sub-section (2) of Section 164 of the Companies Act, 2013.

The Company has also received a declaration from Smt. Poojitha Baheti that she meets the criteria of Independence as prescribed both under Section 149(6) of the Act and under SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 ("Listing Regulations").

In the opinion of the Board Smt. Poojitha Baheti fulfils the conditions for appointment as an Independent Director as specified in the Act and Listing Regulations. Smt. Poojitha Baheti is Independent of the Management.

The Board of Directors, as per the recommendation of the Nomination and Remuneration Committee, considering the background and experience of Smt. Poojitha Baheti, has recommended Appointment of Smt. Poojitha Baheti as an Independent Director of the Company for a term of 5 (Five) consecutive years commencing from 04th September, 2026, up to 03rd September, 2031, not liable to retire by rotation.

The resolution seeks the approval of the members for the appointment of Smt. Poojitha Baheti as Independent Director of the Company, who hold office for a term up to five consecutive years commencing from 04th September, 2026, up to 03rd September, 2031, not liable to retire by rotation as per the provisions of the Companies Act, 2013 and the Rules made thereunder. The statement may also be regarded as an appropriate disclosure under the Act and the Listing Regulations.

Details of Smt. Poojitha Baheti, are provided in the Additional Information required to be furnished under Regulation 36 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 to this Notice of the Annual Report. She shall be paid remuneration by way of sitting fees for attending meetings of the Board or Committees thereof or for any other purpose whatsoever as may be decided by the Board, reimbursement of expenses for participating in the Board or other meetings.

Copy of the draft letter of appointment of Smt. Poojitha Baheti setting out the terms and conditions of appointment is available for inspection by the members at the Registered Office of the Company and the same can also be viewed on the website of the Company at https://countrycondos.co.in/independent_director_appointment_letters.php

Smt. Poojitha Baheti is interested in the resolution set out at Item No. 3 of the Notice with regard to her appointment. Relatives of Smt. Poojitha Baheti may be deemed to be interested in the resolution to the extent of their shareholding interest, if any, in the Company. Saved and except the above, none of the other Directors / Key Managerial Personnel of the Company / their relatives are, in any way, concerned or interested, financially or otherwise, in the resolution.

The Board recommends the Special Resolution set out at Item No. 3 of the Notice for the approval by the members.

Item No. 4:

Sri D. Krishna Kumar Raju, was appointed as the Vice-Chairman & CEO by the Members of the Company at the 27th Annual General Meeting held on 30th September, 2014 for a period of 5 years w.e.f August 10, 2014. Subsequently, the Members at the 29th Annual General Meeting held on 30th September, 2016 have ratified the resolution and re-appointed Sri D. Krishna Kumar Raju as the Vice-Chairman & CEO for a period of 5 years commencing from February 13, 2016 up to February 12, 2021. Subsequently, the Members at the 34th Annual General Meeting held on 27th September, 2021 have ratified the resolution and re-appointed Sri D. Krishna Kumar Raju as the Vice-Chairman & CEO for a period of 3 years commencing from February 13, 2021 up to February 12, 2024. Subsequently, the Members at the 36th Annual General Meeting held on 22nd September, 2023 have ratified the resolution and re-appointed Sri D. Krishna Kumar Raju as the Vice-Chairman & CEO for a period of 3 years commencing from February 13, 2024 up to February 12, 2027.

He is the Executive Director of the Company and he has been working with complete dedication, hard work and effective leadership.

The Board reviewed the performance achieved by the Company under his leadership and appreciated the same. Further in order to avail his uninterrupted services for the growth of the Company, and upon the recommendations made by the Nomination and Remuneration Committee, the Board has proposed to reappoint him as the Vice-Chairman & CEO of the Company for a further period of 3 years commencing from 13th February, 2027 to 12th February, 2030 on the such terms and conditions as mentioned in the resolution.

The Board at its meetings held on September 04, 2026, subject to the approval of members, had approved the re-appointment of and remuneration payable to Mr. Datla Krishna Kumar Raju as Whole Time Director designated as Executive Vice-Chairman and Chief Executive Officer respectively of the Company for a period of three years with effect from February 13, 2027 to February 12, 2030.

The Nomination & Remuneration Committee and Board of Directors of the Company at their Meetings held on September 04, 2026 have inter alia recommended above Resolution for approval of the Members by means of Special Resolution.

Pursuant to section 196 of the Companies Act, 2013 re-appointment of the Directors can be made up to a period of one year before expiry of his term.

The re-appointment of Sri D. Krishna Kumar Raju, as Vice-Chairman & CEO of the Company requires the approval of Members in General Meeting pursuant to Section 196 of the Companies Act, 2013.

I. GENERAL INFORMATION:

1	Nature of industry	REAL ESTATE & HOSPITALITY		
2	Date or expected date of commencement of started commercial production	Commercial Operations of the Company have during the year 2006		
3	In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus	Not Applicable		
4	Financial performance based on given indicators	2025-26 (in Lakhs)	2024-25 (in Lakhs)	2023-24 (in Lakhs)
	Income from Operations (Gross)	1748.35	1670.69	2532.39
	Profit/Loss Before tax	87.44	83.47	194.72
	Profit /Loss after Tax	59.41	59.75	161.35
5	Foreign investments or collaborations, if any	NIL		

II. INFORMATION ABOUT THE WHOLE-TIME DIRECTORS:

1. Background details:

Mr. D. Krishna Kumar Raju, 69 years, is the CEO of the Company w.e.f 10th August, 2014.

Dynamic, Aggressive and Focused, he has taken the responsibility of CEO of the Company since 2014. A Graduate from Osmania University with the B.Com (Hons), he has been responsible for many ventures / projects at Country Condo's Limited since then - that to this day continue to grow from strength to strength.

2. Past remuneration:

Presently he is drawing the following remuneration:

Salary (including HRA)	Commission	Other	Total
36,00,000	NIL (5% of the Net Profits)	6,90,000 (Perquisites + Leave Travel Allowance)	42,90,000

3. Recognition or awards: NIL

4. Job profile and his suitability:

Mr. D. Krishna Kumar Raju, as Chief Executive Officer has been responsible for infusing far sweeping changes in the field of Real Estate Projects / Ventures, Operations and Communications within the organization, he has steered the Company with total dedication, hard work and effective leadership into diversified activities.

5. Remuneration proposed:

It is proposed to pay the existing remuneration as set out in the resolution.

6. Comparative remuneration profile with respect to industry, size of the company, profile of the position and person (in case of expatriates the relevant details would be with respect to the country of his origin):

The remuneration payable to the Whole-time Directors has been benchmarked with the remuneration being drawn by similar positions in Real Estate Industry and has been considered by the Nomination & Remuneration Committee of the Company at their meeting held on September 04, 2026.

7. Pecuniary relationship directly or indirectly with the company, or relationship with the managerial personnel, if any:

As on 31st March, 2026, Mr. D. Krishna Kumar Raju is holding 4,10,246 Equity Shares of the Company. Except to the extent of shareholding he does not have any other pecuniary relationship with the Company.

III. Other information:

(1) Reasons of loss or inadequate profits:

As the Company's offering is a discretionary Spend item, appears to be sensitive to economic fluctuations. Company's Customers are middle class, which may more sensitive than relatively affluent customer.

(2) Steps taken or proposed to be taken for improvement:

In tune with the changing trends the Company has expanded its services to the Customers by introducing different schemes to meet the growing demands in the market and to achieve enhanced revenue and profitability.

(3) Expected increase in productivity and profits in measurable terms:

Company is expected to increase turnover and profitability by 10 to 15%.

The Company has received from Sri Datla Krishna Kumar Raju (i) consent in writing to act as Director in Form DIR-2 pursuant to Rule 8 of Companies (Appointment & Qualification of Directors) Rules 2014, and (ii) Intimation in Form DIR-8 in terms of Companies (Appointment & Qualification of Directors) Rules, 2014, to effect that he is not disqualified under sub-section (2) of Section 164 of the Companies Act, 2013.

The resolution seeks the approval of the members for the appointment of Sri Datla Krishna Kumar Raju as Vice-Chairman and CEO of the Company, who hold office for a term up to three years commencing from February 13, 2027, up to February 12, 2030, not liable to retire by rotation as per the provisions of the Companies Act, 2013 and the Rules made thereunder. The statement may also be regarded as an appropriate disclosure under the Act and the Listing Regulations.

Details of Sri Datla Krishna Kumar Raju, are provided in the Additional Information required to be furnished under Regulation 36 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 to this Notice of the Annual Report. He shall be paid remuneration as set out in the resolution.

Copy of the draft letter of appointment of Sri Datla Krishna Kumar Raju setting out the terms and conditions of appointment is available for inspection by the members at the Registered Office of the Company, and the same can also be viewed on the website of the Company at <https://countrycondos.co.in/mgmt.php>

Sri Datla Krishna Kumar Raju is interested in the resolution set out at Item No. 4 of the Notice with regard to his Re-appointment. Relatives of Sri Datla Krishna Kumar Raju may be deemed to be interested in the resolution to the extent of their shareholding interest, if any, in the Company. Saved and except the above, none of the other Directors / Key Managerial Personnel of the Company / their relatives are, in any way, concerned or interested, financially or otherwise, in the resolution.

In view of the above, it is proposed to obtain approval of the Members by way of Special Resolution as mentioned at Item No. 4 of the Notice for Re-appointment of Mr. Datla Krishna Kumar Raju as Whole Time Director designated as Executive Vice-Chairman & Chief Executive Officer for a further period of 3 years from February 13, 2027 to February 12, 2030 and the remuneration payable to him. The Company shall ensure that the position of Chairperson is in compliance with the applicable provisions of the Listing Regulations with effect from February 13, 2027 or such other timeline as specified by SEBI.

**BY ORDER OF THE BOARD OF DIRECTORS
For COUNTRY CONDO'S LIMITED**

PLACE: HYDERABAD

DATE: 04-09-2026

**D. KRISHNA KUMAR RAJU
VICE-CHAIRMAN & CEO
DIN: 00115553**

**Registered Office: # 7-1-19/3, 1st Floor,
I. S. R. Complex, Kundanbagh, Begumpet,
Hyderabad – 500 016, Telangana, India
Email: info@countrycondos.co.in
CIN: L63040TG1987PLC007811**

ANNEXURE - A
ADDITIONAL INFORMATION REQUIRED TO BE FURNISHED UNDER
REGULATION 36 OF THE SEBI (LISTING OBLIGATIONS &
DISCLOSURE REQUIREMENTS) REGULATIONS, 2015:

As required under the Listing Regulations, the particulars of Directors who are proposed to be appointed/re-appointed are given below:

1. Y. SIDDHARTH REDDY:

Particulars	Details of Directors seeking appointment/re-appointment
Name of the Director	Sri Y. Siddharth Reddy
Director Identification Number (DIN)	00815456
Date of Birth	February 21, 1983
Age	43
Date of Appointment	August 10, 2009
Qualification	Degree in Finance from University of Texas, Austin
Experience	Vast Experience in Financial Planning & Financial Management
Terms and conditions of appointment	Sri Y. Siddharth Reddy who retires by rotation at the 39 th Annual General Meeting and being eligible, offer himself for re-appointment.
Number of Meetings of the Board attended during the year	05
Specific Functional areas	Mr. Y. Siddharth Reddy as Vice-Chairman & Non-Executive Director is an advisory to the Company in Financial Planning and Financial Marketing.
Directorships in other Listed/public/private Companies	1 Listed Company, 8 Public Companies* & 1 Private Company.
Membership/chairmanship of Committees of the other Boards	NIL
No of Shares held in the Company	9,88,920 Equity Shares of ₹ 1/- each consisting of 1.27%
Inter- se Relationship between the Board Members/Manager/ KMP	Sri Y. Siddharth Reddy is S/o. Sri Y. Rajeev Reddy, Chairman & Director and Smt. Y. Manjula Reddy, Director and Brother of Sri Y. Varun Reddy, Vice-Chairman & Director of the Company.

2. POOJITHA BAHETI:

Particulars	Details of Directors seeking appointment/re-appointment
Name of the Director	Smt. Poojitha Baheti
Director Identification Number (DIN)	09692764
Date of Birth	December 06, 1985
Age	40
Date of Appointment	September 04, 2026
Qualification	Bachelor of Commerce from Osmania University, from Hyderabad
Experience	In the field of Finance and Marketing
Terms and conditions of appointment	Smt. Poojitha Baheti whose office terminates at this 39 th Annual General Meeting has been appointed as an Independent Director of the Company for a period of 5 Years commencing from 04 th September, 2026, up to 03rd September, 2031, not liable to retire by rotation.
Number of Meetings of the Board attended during the year	NIL
Specific Functional areas	Smt. Poojitha Baheti as Independent Director of the Company with effect from September 04, 2026.
Directorships in other Listed/public/private Companies	1 Listed Company (i.e., Country Club Hospitality & Holidays Limited)
Membership/chairmanship of Committees of the other Boards	Chairperson of Audit Committee and Stakeholders Relationship Committee and Member of Nomination & Remuneration Committee in Country Club Hospitality & Holidays Limited.
No of Shares held in the Company	NIL
Inter-se Relationship between the Board Members/Manager/ KMP	NIL

3. DATLA KRISHNA KUMAR RAJU:

Particulars	Details of Directors seeking appointment/re-appointment
Name of the Director	Sri Datla Krishna Kumar Raju
Director Identification Number (DIN)	00115553
Date of Birth	June 03, 1957
Age	69
Date of Appointment	September 25, 1987
Qualification	B. Com from Osmania University, from Hyderabad, Telangana in the year 1978
Experience	Vast Experience in the field of Infrastructure and Real Estate business and Financial Planning, Financial Management in Real Estate & Construction Industry.
Terms and conditions of appointment	Sri Datla Krishna Kumar Raju has been re-appointed as Executive Vice-Chairman & Chief Executive Officer of the Company for a period of 3 Years commencing from 13.02.2027 up to 12.02.2030, not liable to retire by rotation.
Number of Meetings of the Board attended during the year	05
Specific Functional areas	Sri Datla Krishna Kumar Raju as Executive Vice-Chairman & Chief Executive Officer of the Company plays an important role in handling day to day affairs of the Company and a key decision maker in Financial Planning, Financial Management in Real Estate & Construction Business of the Company.
Directorships in other Listed/public/private Companies	1 LLP.
Membership/chairmanship of Committees of the other Boards	NIL
No of Shares held in the Company	410246 Equity Shares of ₹ 1/- each consisting of 0.53%
Inter-se Relationship between the Board Members/Manager/ KMP	NONE

NOTE: *Private Companies which are Subsidiary of Public Company

DIRECTORS' REPORT

To,
The Members of
M/s. COUNTRY CONDO'S LIMITED

The Directors have pleasure in presenting the 39th Annual Report of the Company together with the Audited Accounts for the year ended 31st March, 2026.

1. FINANCIAL RESULTS:

(₹ in Lakhs)

Particulars	Year ended 31.03.2026 (12 Months)	Year ended 31.03.2025 (12 Months)
Revenue from Operations	1748.35	1670.69
Other Income	1.06	10.27
Total Revenue	1749.41	1680.96
Total Expenses	1647.23	1574.18
Profit / (Loss) before Depreciation, Finance Costs, Exceptional Items and Tax Expense	102.18	106.78
Less: Depreciation / Amortisation / Impairment	14.60	16.04
Profit / (Loss) before Finance Costs, Exceptional Items and Tax Expense	87.58	90.74
Less: Finance Costs	0.14	7.27
Profit / (Loss) before Exceptional Items and Tax Expense	87.44	83.47
Add/(Less): Exceptional Items	-	-
Profit / (Loss) before Tax Expense	87.44	83.47
Less: Tax Expense (Current & Deferred)	28.03	23.72
Profit / (Loss) for the Year	59.41	59.75
Balance brought forward	1004.81	945.06
Balance carried forward	1064.22	1004.81

2. FINANCIAL PERFORMANCE OF THE COMPANY:

The Board would like to inform you that the development of the Company's real estate & construction activities Income has dipped slightly, even though the revenues has improved as compared to previous Financial Year whereby, your Company has achieved a Turnover of ₹ 1748.35 Lakhs as compared to ₹ 1670.69 Lakhs and has achieved a Profit of ₹ 59.41 Lakhs as compared to ₹ 59.75 Lakhs, a marginal dip compared to previous Financial Year.

During this year the Company had a Net Profit of ₹ 59.41 Lakhs. The Net Profits of ₹ 59.41 has been transferred to General Reserves to strengthen the Reserves of the Company. Currently the accumulated P&L Account Surplus is ₹ 1064.22 Lakhs.

The Board of Directors noted and took on record the report of the business review and analyzed the various options available and suitable in the present circumstances to the Company.

3. OUTLOOK FOR INDIAN ECONOMY & INDUSTRIAL STRUCTURE:

India has emerged as the fastest growing major economy in the world and is expected to be one of the top three economic powers in the world over the next 5 years, backed by its robust democracy and strong partnerships.

India's economic fundamentals enter FY 2026-27 in a position of notable strength. The RBI projects India's GDP growth for FY 2026-27 at 6.6%. India's domestic growth is on an upward trajectory owing to multiple factors such as robust domestic demand, income tax and goods and services tax (GST) rationalization, front-loading of government capital expenditure (CAPEX), along with facilitative monetary and financial conditions and benign inflation. The IMF, in its April 2026 World Economic Outlook, has affirmed India's status as the world's fastest-growing major economy for the near future. However, risks remain due to uncertainties from the ongoing West Asia conflict, potential supply disruptions and global financial volatility.

Volatility in global crude oil prices remained a key macroeconomic factor influencing the Indian economy during the year. Elevated and fluctuating oil prices impacted import costs, inflation levels, transportation expenses, and overall input costs across industries, given India's dependence on energy imports. Higher crude prices also exerted pressure on the trade deficit and currency movement, while affecting consumer spending and corporate profitability in energy intensive sectors. The weakening of the Indian Rupee during the year, while supporting export competitiveness and improved realizations for export-oriented sectors, also increased the cost of imports, particularly crude oil, raw materials, and capital goods, thereby exerting pressure on inflation and input costs. The RBI projects CPI (Consumer Price Index) inflation to average 5.1% for FY 2026-27. The currency movement contributed to volatility in financial markets and influenced interest rate expectations and corporate margins across sectors dependent on imported inputs. Despite these challenges, India's strong domestic demand, resilient foreign exchange reserves, and continued policy support helped maintain overall macroeconomic stability.

Climate risks continued to pose challenges to economic activity during the year. Irregular rainfall patterns, heatwaves, floods, cyclones, and other extreme weather conditions impacted agricultural output, supply chains, logistics, and energy demand across regions. Such events also contributed to volatility in commodity prices and inflationary pressures, while increasing operational and infrastructure risks for businesses. The growing frequency and intensity of climate related disruptions underscore the importance of resilience planning, sustainable resource management, and adaptive business strategies to mitigate long-term environmental and economic risks.

The real estate sector is likely to continue on its journey of long term growth as we see a continuous rise in GDP per capita, larger disposable incomes, growing urbanization and most of all a larger focus of the world on us as the next big economy.

An increase in earning potential, a need for a better standard of living and the growing base of aspirational consumers and their lifestyle changes have led to substantial growth in the sector. With suited economic growth, the premium housing segment will also witness higher demand in the years to come.

India's growth continues to be resilient despite some signs of moderation in growth, although significant challenges remain in the global environment, India was one of the fastest growing economies in the world.

The Indian Real Estate Sector has entered a phase of sustained structural growth, underpinned by robust macro fundamentals, a supportive policy environment, and an aspirational, urbanising population. The sector is valued at approximately US\$ 650 billion in 2025 and is projected to reach US\$ 1 trillion by 2030 and expand to US\$ 5.8 trillion by 2047, with its contribution to GDP expected to grow from 7% to 15.5% by 2047.

The sector's deep linkages with over 200 allied industries - ranging from cement, steel, and logistics to consumer goods, ensure that real estate remains a critical employment generator and economic multiplier. Flagship government initiatives, including Smart Cities Mission, Housing for All, and RERA, continue to enhance transparency, strengthen investor confidence, and provide a stable regulatory foundation for long-term capital deployment across residential, commercial, and industrial real estate.

4. FUTURE PROSPECTS AND OUTLOOK OF THE COMPANY:

The Company witnessed an uptick in residential real estate demand compared to the year before. Your Company has been actively focusing on improving on-site facilities to create a safe working environment for workforce and reduce the impact of reverse migration. We believe that government reforms will lead to improved governance in the sector, increase transparency and bring about consolidation amongst real estate players. The Company remains positive

about the long-term direction of the sector on back of higher consumer confidence and increasing affordability due to declining interest rates, stagnant real estate prices and rising disposable income. We believe that we are in a strong position to benefit from such expected shifts in the sector. With our good track record and excellent sales and marketing capabilities the Company in Southern India and operating currently also in Western India (Maharashtra and Rajasthan) is well poised for a high growth trajectory over the next few years.

Your Company will focus on opportunistic growth avenues in current environment to create a healthy project pipeline across its markets. Fast turnaround deals shall be a specific focus area for new deals in F.Y. 2026-2027. When evaluating new projects, the Company will continue to seek superior long-term growth in shareholder value by maximizing returns through optimal financing and fiscal discipline. The Company shall also enhance agility across its processes to further reduce project launch turnaround times. These shall provide your company with the competitive edge in operational excellence and customer experience respectively.

A consolidation in the residential real estate sector is expected to continue, leading to an increase in the market share of branded organized players such as your Company. Given the pace of urbanization, low interest rates and rising per capita disposable incomes, Country Condo's remains optimistic about the long-term sectorial direction. With a strong brand, South-India presence in Hyderabad, Chennai and Bengaluru and commencing from this FY 2026-27 in West-India presence at Kolad, Mumbai, Ratnagiri, Jaipur and Sikar demonstrated track record and robust marketing capabilities, your Company is poised for a better growth trajectory comparing to the current year.

Indian residential real estate sector has been witnessing a strong turn-around of the sectoral landscape post pandemic. Increased savings during lockdowns, minimal income disruptions in mid and high-income brackets, household wealth creation and robust economic growth have fuelled demand in the residential real estate market in India.

The Company's Net worth remained positive and improved steadily over the Five-year period, reaching ₹ 25.69 Cr in FY 2025-26. Total Assets also increased to ₹ 44.99 Cr in FY 2025-26, reflecting expansion in the Company's asset base.

The positive Net worth indicates Financial stability, while the increased asset base provides a stronger platform for business operations, project monetisation, and future revenue generation.

Project	Concept / Location	Proposed Plan	Key Demand Drivers	Strategic Potential
Dindi Holiday Homes	Nature-led holiday home / resort-style project at Dindi, Telangana, positioned for Hyderabad weekend travelers and tourists moving towards Srisailem.	50 rooms; approx. ₹ 35 lakh per room;	Dindi Reservoir, greenery, monsoon views, Hyderabad–Srisailem Highway, pilgrimage route to Srisailem, proximity to Amrabad Tiger Reserve.	Suitable for weekend stays, family getaways, farmhouse-style stays, nature resorts and long-term tourism-led appreciation.
Sindhudurg Coastal Holiday Homes	Premium coastal holiday home project in the Sindhudurg–Goa tourism belt, designed for beach tourism, second homes and leisure rentals.	50 rooms; approx. ₹ 35 lakh per room;	Tarkarli Beach, Devgad Beach, Kunakeshwar coastal belt, Sindhudurg Fort, Devgad Fort, Kunakeshwar Temple, Chipli Airport, Mopa Airport and Konkan Railway connectivity.	Positioned as a quieter alternative to Goa, with potential for boutique stays, serviced rooms, coastal villas, wellness retreats and premium holiday rentals.
Kolad, Raigad District, Maharashtra	Riverfront adventure and nature holiday home project positioned for Mumbai and Pune weekend travelers.	50 rooms; approx. ₹ 35 lakh per room;	Kundalika River rafting, camping, monsoon tourism, waterfalls, Western Ghats greenery, Mumbai–Goa tourism corridor, road and rail connectivity.	Suitable for short-stay tourism, corporate outings, youth groups, family retreats, adventure packages and rental-based holiday homes.

5. DIVIDEND:

In terms of Regulation 43A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), the Dividend Distribution Policy of the Company is available on the website of the Company at <https://www.countrycondos.co.in/policies.php>.

The Board of Directors strongly believe that the current market scenario would offer attractive business development opportunities in the real estate sector and reinvesting the capital in such opportunities would create more wealth and value for the shareholders in the long term. Accordingly, with a view to creating long term economic value, the Board of Directors have not recommended any dividend for the financial year ended March 31, 2026.

6. SHARE CAPITAL:

The Paid-up Share Capital of the Company stands at ₹ 7,75,97,300/- (Rupees Seven Crore Seventy-Five Lakh Ninety-Seven Thousand Three Hundred Only) as on 31st March, 2026.

The entire Paid-up Share Capital of your Company is listed with both the Stock Exchange(s) namely, M/s. BSE Limited (BSE) and M/s. National Stock Exchange of India Limited (NSE).

7. NUMBER OF MEETINGS OF THE BOARD:

The Board met 5 (Five) times during the Financial Year 2025-26 on May 30, 2025, August 14, 2025, September 03, 2025, November 14, 2025 and February 13, 2026.

8. MANAGEMENT DISCUSSION AND ANALYSIS:

Pursuant to Regulation 34(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a Report on the Management Discussion and Analysis for the F.Y. 2025-26 is appended to this Report.

9. CONSERVATION OF ENERGY, TECHNICAL ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:**Additional information as required u/s 134 of the Companies Act, 2013:**

Information as required under section 134(3)(m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014 forming part of Directors Report for the year ended 31st March, 2026.

The information as per Section 134 of the Companies Act, 2013 has to be presented:

A. Conservation of energy

- (i) **The steps taken or impact on conservation of Energy:** The Company is continuously monitoring the consumption of energy and implements wherever necessary the required measures for conserving it.
- (ii) **The Steps taken by the Company for utilising alternate sources of Energy:** NIL
- (iii) **The Capital Investment on energy conservation equipments:** NIL

B. Technology absorption:

- (i) **The efforts made towards technology absorption** : No technology – indigenous or foreign is involved.
- (ii) **The benefits derived like product Improvement, cost reduction, product Development or import substitution** : Not applicable

COUNTRY CONDO'S LIMITED

- (iii) In case of imported technology (imported during the last three years reckoned from the beginning of the Financial year) : No technology has been imported during the year.
- (a) The details of technology imported : Nil
- (b) The year of import : Not applicable
- (c) Whether the technology been fully Absorbed : Not applicable
- (d) If not fully absorbed, areas where absorption has not taken place, and the reasons thereof; : Not applicable
- (iv) The expenditure incurred on Research and Development. : Nil

C. Foreign exchange earnings and outgo:

	2025-26	2024-25
Foreign Currency Earnings/Inflow	NIL	NIL
Foreign Currency Expenditure / Outflow	NIL	NIL

10. PARTICULARS OF EMPLOYEES:

Information as per Rule 5(1) of Chapter XIII, Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014:

Name of Director	Designation	Remuneration FY 25-26	Remuneration in FY 24-25	% of remuneration in 2026 as compared to 2025	Ratio of remuneration to MRE
D. Krishna Kumar Raju	Vice-Chairman & CEO	42,90,000	42,90,000	0%	11.92 Times
Key Managerial Personnel other than Directors:					
U. Gandhi	Chief Financial Officer	29,25,000	29,25,000	0%	8.13 Times
J. Laxmikanth	Company Secretary	9,00,000	9,00,000	0%	2.50 Times

- a) The Median Remuneration of the employees of the Company during the financial year was ₹ 3,60,000/- Per Annum.
- b) In the financial year, there was neither increase nor decrease in the median remuneration employees.
- c) There are 75 permanent Employees on the Rolls of the Company as on 31st March, 2026.
- d) The key parameters for the variable component of remuneration availed by the directors are considered by the Board of Directors based on the recommendations of the Nomination and Remuneration Committee.
- e) The ratio of the remuneration of the highest paid director to that of the employees who are not directors but receive remuneration in excess of the highest paid director during the year – N.A. and
- f) It is hereby confirmed that the remuneration is as per the remuneration policy of the Company.
- g) The information required pursuant to Section 197 of the Companies Act read with Rule 5(2)&(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of employees of the Company is available for inspection by the Members at registered office of the Company during business hours on working days up to the date of the ensuing Annual General Meeting. If any Member is interested in obtaining a copy thereof, such Member may write to the Company Secretary, whereupon a copy would be sent.

The remuneration paid to the Key Managerial Personnel of the Company is as per remuneration policy.

Particulars of Employees receiving remuneration of ₹1,02,00,000 or more per annum or ₹ 8,50,000/- or more per month are given below:

Information as per Rule 5(2) of Chapter XIII, Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014. The Directors are to report that none of the employees were in receipt of remuneration of ₹ 1,02,00,000 or more per annum or ₹ 8,50,000 or more per month.

11. ANNUAL RETURN:

As required under Section 92 of the Companies Act, 2013 (the 'Companies Act') the Annual Return for the Financial Year ended March 31, 2026 is available on the website of the Company at <https://countrycondos.co.in/annual-return.php>.

12. BOARD OF DIRECTORS AND KEY MANAGERIAL PERSONNEL:

In accordance with the Articles of Association of the Company and the provisions of the Section 152(6)(e) of the Companies Act, 2013, Sri Y. Siddharth Reddy (DIN: 00815456), Director of the Company will retire by rotation at the 39th Annual General Meeting and being eligible, offered himself for re-appointment.

Further Smt. Poojitha Baheti (DIN: 09692764), who was appointed as an Additional Director of the Company by the Board of Directors with effect from September 04, 2026 and who holds the office until the date of Annual General Meeting has been appointed for the first term as Independent Director of the Company for a further period of 5 Years commencing from September 04, 2026 up to September 03, 2031 whose office is not liable to retire by rotation.

Further Datla Krishna Kumar Raju (DIN: 00115553), the Vice- Chairman & Chief Executive Officer of the Company has been re-appointed for a period of 3 (three) years commencing from February 13, 2027 up to February 12, 2030 whose office is not liable to retire by rotation.

Sri Y. Rajeev Reddy (DIN: 00115430) - Non-Executive Chairman, Sri D. Krishna Kumar Raju (DIN: 00115553) - Executive Vice-Chairman & Chief Executive Officer, Sri *Sunkara Vijaya Kumar* - Chief Financial Officer and Sri J. Laxmikanth - Company Secretary and Compliance Officer are the Key Managerial Personnel of the Company as at the date of this Report.

13. POLICY ON DIRECTOR'S APPOINTMENT AND REMUNERATION:

The policy of the Company on Director's Appointment and Remuneration including criteria for determining qualifications, positive attributes, independence of a director and other matters provided under Section 178(3) of the Companies Act, is appended as Annexure I to this Report.

14. ANNUAL EVALUATION OF PERFORMANCE OF THE BOARD:

Regulations 27 of the SEBI, Listing Regulations states that the board shall monitor and review the board evaluation framework. The Companies Act, 2013 states that a formal annual evaluation needs to be made by the Board of its own performance and that of its committees and individual directors. Schedule IV of the Companies Act, 2013 states that the performance evaluation of the Independent Directors shall be done by the entire Board of Directors, excluding the director being evaluated.

The Company conducted a formal Board Effectiveness Review as part of its efforts to evaluate, identify improvements and thus enhance the effectiveness of the Board of Directors (Board), its Committees and Individual Directors. This was in line with the requirements mentioned in the Companies Act and the SEBI (LODR) Regulations.

The HR team of Country Condo's Limited worked directly with the Executive Vice-Chairman & CEO and the Nomination and Remuneration Committee of the Board, to design and execute this process which was adopted by the Board.

Each Board Member completed a confidential online questionnaire, providing vital feedback on how the Board currently operates and how it might improve its effectiveness.

The survey comprised of four sections and compiled feedback and suggestions on:

- Board processes (including Board composition, strategic orientation and team dynamics);
- Individual committees;
- Individual Board members; and
- Chairman's Feedback Report

A meeting of the Independent Directors was also held which reviewed the performance of Non-Independent Directors, Chairman and the quality, quantity and timelines of flow of information between the Company management and Board.

As per the amendments issued to the SEBI (LODR) Regulations in 2018, the performance evaluation criteria for independent directors included a check on their fulfillment of the independence criteria and their independence from the management.

The following reports were created, as part of the evaluation:

- Board Feedback Report
- Individual Board Member Feedback Report
- Chairman's Feedback Report

The overall Board Feedback Report was facilitated by Mr. Balaji Singh with the Independent Directors. The Directors were vocal about the Board functioning effectively, but also identified areas which show scope for improvement. The Individual Committees and Board Members' feedback was shared with the Executive Vice-Chairman & CEO. Following his evaluation, Executive Vice-Chairman's & CEO Feedback Report was also compiled.

15. DECLARATION GIVEN BY INDEPENDENT DIRECTORS:

The Independent Directors of the Company have submitted the Declaration of Independence, as required pursuant to Section 149 (7) of the Companies Act, 2013 confirming that they meet the criteria of independence as provided in Sub-Section (6) of section 149 of Companies Act, 2013 and Regulation 16 of SEBI (LODR) Regulations.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise in the field of finance, strategy, auditing, tax, financial services and infrastructure and real estate industry and they hold the highest standards of integrity.

In compliance with the rule 6(1) of the Companies (Appointment and Qualification of Directors) Rules, 2014, all the Independent Directors have registered themselves with the Indian Institute of Corporate Affairs. Since majority of the Independent Directors of the Company have served as Directors or Key Managerial Personnel in listed companies or in an unlisted public company having a paid-up share capital of ₹ 10 Crores or more for a period not less than 10 years, they are not required to undertake the proficiency test as per rule 6(4) of the Companies (Appointment and Qualification of Directors) Rules, 2014.

16. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to the requirements under Section 134 of the Companies Act, 2013 with respect to the Directors' Responsibility Statement, the Board of Directors of the Company hereby confirms:

- (a) that in the preparation of the annual accounts for the Financial year ended 31st March, 2026, the applicable accounting standards have been followed;
- (b) that the directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2026, and Profit and Loss Statement of the Company for that period;

- (c) that the directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (d) that the directors have prepared the annual accounts for the financial year ended 31st March, 2026, on a going concern basis;
- (e) that the directors have laid down internal controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively;
- (f) that the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively;

17. FAMILIARISATION PROGRAMME FOR INDEPENDENT DIRECTORS:

Independent Directors to enable them to understand their roles, rights and responsibilities. The Independent Directors when they are appointed, are given detailed orientation regarding the Company, industry, strategy, policies and Code of Conduct, regulatory matters, business, financial matters, human resource matters and corporate social responsibility initiatives of the Company. Presentations are also made at Board and committee meetings, which facilitate their clear understanding of the Company's business and the environment in which it operates. Operational updates are provided for them to have a good understanding of Company's operations, businesses and the industry as a whole. They are periodically updated on material changes in regulatory framework and its impact on the Company. The Company's Policy of conducting familiarisation program has been disclosed at the website of the Company at https://www.countrycondos.co.in/familiarization_program.php

18. DEPOSITS:

During the year under review, your Company neither accepted any deposits nor there were any amounts outstanding at the beginning of the year which were classified as 'Deposits' in terms of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014 and hence, the requirement for furnishing of details of deposits which are not in compliance with the Chapter V of the Companies Act, 2013 is not applicable.

19. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS:

There were no fresh loans, guarantees or investments made by the Company under Section 186 of the Companies Act, 2013 during the year under review.

The details of the existing Guarantees are: **NIL**

20. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTY:

All transactions entered into during the financial year 2025 - 2026 with Related Parties as defined under the Companies Act and SEBI (LODR) Regulations were in the ordinary course of business and on an arm's length basis. During the year, the Company had not entered into any transaction referred to in Section 188 of the Companies Act, with related parties which could be considered material under SEBI (LODR) Regulations. Accordingly, the disclosure of Related Party Transactions as required under Section 134(3) of the Companies Act in Form AOC-2 is not applicable. Attention of Members is drawn to the disclosures of transactions with related parties set out in Notes to Accounts forming part of the financial statements. The transactions with person or entity belonging to the promoter/promoter group which holds 10 per cent or more shareholding in the Company as required under Schedule V, Part A (2A) of SEBI (LODR) is given in Notes to Accounts No. 22(a) and 22(b) (on Related Party Transaction) forming part of the financial statements.

As required under Regulation 23 of SEBI (LODR) Regulations, the Company has formulated a Related Party Transactions Policy which is available on the website of the Company.

21. MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY:

There have been no other material changes and commitments in the business operations affecting the financial position of the Company which have occurred between March 31, 2026 and the date of signing of this Report, other than those disclosed in this Report.

22. DETAILS OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS:

The Company has in place adequate internal financial controls with reference to financial statements. In addition, the Company has also appointed M/s. B. N & Company, Chartered Accountants as the Internal Auditors of the Company to conduct the regular Internal Audit and place its Report before the Audit Committee. During the year, such controls were tested and no reportable material weakness in the design or operation was observed. During the year under review, no material or serious observation has been received from the Statutory Auditors and the Internal Auditors of the Company on the inefficiency or inadequacy of such controls.

23. INTERNAL CONTROL SYSTEMS:

The internal controls over financial reporting have been identified by the management and are checked for effectiveness across all locations and functions by the management and tested by the Auditors on sample basis. The controls are reviewed by the management periodically and deviations, if any, are reported to the Audit Committee periodically.

Adequate internal control systems commensurate with the nature of the Company's business, size and complexity of its operations are in place and have been operating satisfactorily. Internal control systems comprising of policies and procedures are designed to ensure reliability of financial reporting, timely feedback on achievement of operational and strategic goals, compliance with policies, procedure, applicable laws and regulations. Internal control systems are designed to ensure that all assets and resources are acquired economically, used efficiently and adequately protected.

24. CHANGE IN THE NATURE OF BUSINESS:

There has been no change in the nature of business of the Company during the financial year under review. The Company is presently carrying on only real estate activity.

25. DETAILS OF SIGNIFICANT MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE:

No significant or material orders were passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future during the year under review.

26. CORPORATE GOVERNANCE:

As required by Regulation 27 of SEBI LODR Regulations, (Listing Regulations), a separate section containing the Report on Corporate Governance together with the Certificate on the compliance with the conditions of Corporate Governance issued by the Auditors of the Company is appended hereto and they form part of this Annual Report.

27. SUBSIDIARY COMPANIES:

Pursuant to Section 129(3) of the Companies Act, 2013, Company does not have any Subsidiary Company. Thus, disclosure in **Form AOC-1** is not required.

28. TYPES OF COMMITTEES:

The Company has 3 different Committees, they are:

a. AUDIT COMMITTEE**Composition of the Audit Committee:**

The Audit Committee for the F.Y 2025-2026 was constituted of the following members:

Name of the Member	Category
1. Sri Peethala Krupavaram, Chairman	} Independent, Non- Executive Directors
2. Sri Korlepara Sriram Chandra Murthy, Member	
3. Sri Rama Lingeswara Swamy Namburi, Member	

Mr. J. Laxmikanth, Company Secretary has acted as the Secretary to the Committee.

The composition of the Audit Committee is in compliance with the requirements of Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI LODR Regulations.

b. NOMINATION & REMUNERATION COMMITTEE

The Nomination and Remuneration Committee for the F.Y 2025-2026 was constituted of the following members:

Name of the Member	Category
1. Sri Peethala Krupavaram, Chairman	} Independent, Non- Executive Directors
2. Sri Korlepara Sriram Chandra Murthy, Member	
3. Sri Rama Lingeswara Swamy Namburi, Member	

Mr. J. Laxmikanth, Company Secretary has acted as the Secretary to the Committee.

The Company follows a policy on remuneration of directors and other senior managerial personnel's. The Policy is recommended by the Nomination and Remuneration Committee and approved by the Board. Policy on Directors Appointment & Remuneration is appended as Annexure I to this Report.

The composition of the Nomination and Remuneration Committee is in compliance with the requirements of Section 178 of the Companies Act, 2013 and Regulation 19 of SEBI LODR Regulations.

c. STAKEHOLDERS RELATIONSHIP COMMITTEE

The Stakeholders Relationship Committee for the F.Y 2025-2026 was constituted of the following Directors:

Name of the Member	Category
1. Sri Peethala Krupavaram, Chairman	} Independent, Non- Executive Directors
2. Sri Korlepara Sriram Chandra Murthy, Member	
3. Sri Rama Lingeswara Swamy Namburi, Member	

Mr. J. Laxmikanth, Company Secretary has acted as the Secretary to the Committee.

The composition of the Stakeholders Relationship Committee is in compliance with the requirements of Section 178 of the Companies Act, 2013 and Regulation 20 of SEBI LODR Regulations.

d. CODE OF CONDUCT IMPLEMENTATION COMMITTEE

The Code of Conduct Implementation Committee for the F.Y 2025-2026 was constituted of the following Directors:

Name of the Member	Category
- Sri Peethala Krupavaram, Chairman - Sri Korlepara Sriram Chandra Murthy, Member - Sri Rama Lingeswara Swamy Namburi, Member	Independent, Non- Executive Directors

Mr. J. Laxmikanth, Company Secretary has acted as the Secretary to the Committee.

29. CORPORATE SOCIAL RESPONSIBILITY:

A Corporate Social Responsibility ("CSR") Committee has not been constituted in accordance with Section 135 of the Companies Act, as the Company is having inadequate profits from the last two decade. Hence the details required under the Companies (Corporate Social Responsibility Policy) Rules, 2014, as amended, with respect to the CSR Committee and an Annual Report on CSR activities undertaken during the financial year ended March 31, 2026 is not applicable.

30. STATEMENT PURSUANT TO LISTING AGREEMENT:

The Company's Equity shares are listed at

- BSE Limited, Mumbai.
- National Stock Exchange of India Limited, Mumbai.

The Company has paid the Annual Listing Fees to the above Stock Exchanges for the year 2026-27.

31. DEPOSITORY SYSTEM:

Your Company's equity shares are available for dematerialisation through National Securities Depository Limited and Central Depository Services (India) Limited. As on March 31, 2026, 91.42% of the equity shares of the Company were held in dematerialised form. The Company has paid the Annual Custodian Fees to the above Depositories for the year 2026-27.

32. AUDITORS:

M/s. P. Murali & Co., Chartered Accountants, were appointed as Statutory Auditor of the Company in 35th Annual General Meeting for Five Consecutive years and shall hold the office until the conclusion of this 40th Annual General Meeting as per section 139 of Companies Act, 2013.

For the Financial Year 2025-26, your Company has paid ₹ 1,50,000 (Rupees One Lakh Fifty Thousand Only) plus applicable taxes and out of pocket expenses subject to the ratification of the said fees by the members at the ensuing Annual General Meeting pursuant to the Provisions of the Companies Act, 2013. The detailed breakup of the Auditors Fees is given in Notes to Accounts (on Note No. 19 - Other Expenses) forming part of the financial statements.

The Report given by the Auditors on the financial statements of the Company is part of the Annual Report. There has been no qualifications, reservations, adverse remarks or disclaimers given by the Auditors in their Report.

33. SECRETARIAL AUDIT REPORT:

M/s. Gopal Dhanaji & Associates, Company Secretaries represented by Mr. Gopal Biradar Dhanaji (Membership No. FCS 7676), Practicing Company Secretary, were appointed as Secretarial Auditor of the Company in 38th Annual General Meeting for Five Consecutive years and shall hold the office until the conclusion of this 42nd Annual General Meeting of the Company in compliance with the provisions of Section 204 of the Companies Act, 2013.

The report of the Secretarial Audit Report by M/s. Gopal Dhanaji & Associates, Company Secretaries represented by Mr. Gopal Biradar Dhanaji, Practicing Company Secretary, in Form MR-3 is enclosed as **Annexure – II** to this Report.

There are no qualifications, reservations, adverse remarks or disclaimers made by M/s. Gopal Dhanaji & Associates, Company Secretary in Practice, in the Secretarial Audit Report.

The Board further confirms that the Company has complied with all the provisions of the Secretarial Standards issued by the Institute of Company Secretaries of India.

34. COST AUDITORS:

Maintenance of cost records as specified by the Central Government under Section 148 (1) of the Act is not applicable to the Company.

35. FRAUD REPORTING:

There have been no instances of fraud reported by the Auditors under Section 143(12) of the Companies Act, 2013 and Rules framed thereunder either to the Company or to the Central Government.

36. VIGIL MECHANISM / WHISTLE BLOWER POLICY:

The Company has established a vigil mechanism for directors, employees and other stakeholders to report their genuine concerns, details of which have been given in the Corporate Governance Report forming part of this Annual Report.

The Board of Directors of the Company has adopted Whistle Blower Policy. This policy is formulated to provide an opportunity to employees and an avenue to raise concerns and to access in good faith the Audit Committee, to the highest possible standards of ethical, moral and legal business conduct and its commitment to open communication, in case they observe unethical and improper practices or any other wrongful conduct in the Company, to provide necessary safeguards for protection of employees from reprisals or victimization and to prohibit managerial personnel from taking any adverse personnel action against those employees.

37. RISK MANAGEMENT POLICY AND BUSINESS RISK MANAGEMENT:

The Company has policy for identifying risk and assess business risks and opportunities and established controls to effectively manage the risk. Further the company has laid down various steps to mitigate the identified risk.

The business risks identified are reviewed by the Board of Directors of the Company and a detailed action plan to mitigate identified risks is drawn up and its implementation is monitored. The key risks and mitigation actions are then placed before the Audit Committee of the Company.

However, Your Company does not have a Risk Management Committee as the said Provisions of SEBI (LODR) Regulations are not applicable to the Company.

38. DISCLOSURE PERTAINING TO SEXUAL HARASSMENT OF WOMEN AT WORKPLACE:

During the Financial year ended 31st March, 2026 the Company has neither received any complaints nor there are any pending complaints pertaining to Sexual Harassment of Women at workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH).

The Company is committed to creating and maintaining an atmosphere in which employees can work together, without fear of sexual harassment, exploitation or intimidation. Every employee is made aware that the Company is strongly opposed to sexual harassment and that such behaviour is prohibited both by law and by the Company. No cases of child labour, forced labour, involuntary labour and discriminatory employment were reported during the period.

The Company has always believed in providing a safe and harassment-free workplace for every individual working in the Company. The Company has complied with the applicable provisions of the POSH Act, and the rules framed thereunder, including constitution of the Internal Complaints Committee (“ICC”) as required under The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 [14 of 2013]. The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of the POSH Act and the same is available on the Company's website at <https://countrycondos.co.in/policies.php>.

Sr. No.	Particulars	Complaints
1	No. of complaints of sexual harassment received during FY 2025-26	NIL
2	No. of complaints of sexual harassment disposed off during FY 2025-26	NIL
3	No. of complaints outstanding at the end of the year	NIL
4	No. of complaints of sexual harassment pending for more than 90 days	NIL

39. COMPLIANCE WITH THE MATERNITY BENEFIT ACT, 1961:

The Company is in compliance with the provisions of the Maternity Benefit Act, 1961 as amended from time to time and the rules made thereunder.

40. MATERIAL DEVELOPMENTS IN HUMAN RESOURCE:

Given the highly specialized nature of the Company's business and the large number of locations where it operates, attracting and nurturing the right talent is at the core of your Company's strategy for success and growth. Accordingly, the HR function is organised into three key areas: customer acquisition, resort operations and corporate functions. During the year, focus was on building capabilities through a structured approach to drive the Company's performance. This encompassed implementing changes across all components of the HR function: recruitment, employee engagement, reward and recognition, skill upgrading, talent management, organizational culture and employee relations. The Company organizes a TOP GUN training program where promising young employees are trained to become next level managers. There are 75 permanent Employees on the Rolls of the Company as on 31st March, 2026.

41. DISCLOSURE RELATING TO EQUITY SHARES WITH DIFFERENTIAL RIGHTS:

The Company has not issued any equity shares with differential rights during the year under review and hence no information as per provisions of Rule 4(4) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

42. DISCLOSURE RELATING TO SWEAT EQUITY SHARES:

The Company has not issued any sweat equity shares during the year under review and hence no information as per provisions of Rule 8(13) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

43. DISCLOSURE RELATING TO EMPLOYEE STOCK OPTION SCHEME AND EMPLOYEE STOCK PURCHASE SCHEME:

The Company has not issued any Employee Stock Option Scheme and Employee Stock Purchase Scheme during the year under review and hence no information as per provisions of Rule 12 of the Companies (Share Capital and Debenture) Rules, 2014 and Securities and Exchange Board of India (Share Based Employee Benefits And Sweat Equity) Regulations, 2021 is furnished.

44. DISCLOSURE IN RESPECT OF VOTING RIGHTS NOT DIRECTLY EXERCISED BY EMPLOYEES:

There are no shares held by trustees for the benefit of employees and hence no disclosure under Rule 16(4) of the Companies (Share Capital and Debentures) Rules, 2014 has been furnished.

45. COMPLIANCE WITH SECRETARIAL STANDARDS:

The Company is in compliance with the mandatory Secretarial Standards.

46. SERVICE OF DOCUMENTS THROUGH ELECTRONIC MEANS:

Subject to the applicable provisions of the Companies Act, 2013, and applicable law, all documents, including the Notice and Annual Report shall be sent through electronic transmission in respect of members whose email IDs are registered in their demat account or are otherwise provided by the members. A member shall be entitled to request for physical copy of any such documents.

47. PERSONNEL:

Presently the Company enjoys cordial relations with employees and believes that human resources are invaluable asset. The Board wishes to place on record its appreciation to all employees for their efforts and co-operation for the performance and growth of business during the year.

48. DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (31 OF 2016) DURING THE YEAR ALONGWITH THEIR STATUS AS AT THE END OF THE FINANCIAL YEAR:

There are no applications made or any proceeding pending against the Company under Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the Financial Year 2025-26.

49. DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF:

There are no instances of one-time settlement during the Financial Year 2025-26.

50. ACKNOWLEDGEMENTS:

The Directors wish to place on record their appreciation and sincere thanks to the customers, shareholders, banks, financial institutions, investors, vendors, business associates and other associates, who through their continued support and cooperation, have helped, as partners, in the Company's progress.

The Directors also acknowledge the hard work, dedication and commitment of the employees. We wish to place on record our appreciation for the untiring efforts and contributions made by the employees at all levels to ensure that the Company continues to grow and excel.

**For and on behalf of the Board of Directors of
COUNTRY CONDO'S LIMITED**

**PLACE: HYDERABAD
DATE : 04-09-2026**

**Y. VARUN REDDY
VICE-CHAIRMAN & DIRECTOR
DIN: 01905757**

**D. KRISHNA KUMAR RAJU
VICE-CHAIRMAN & CEO
DIN: 00115553**

MANAGEMENT AND DISCUSSION ANALYSIS REPORT

OVERVIEW:

The Real Estate Sector is one of the most globally recognized sectors. Its impact on the overall economy has been deepening over the past few years, mainly because of the rising population on the demand side and enhanced government initiatives as an enabler. The growth of this sector is well complemented by the growth of the corporate environment and the demand for office space as well as urban and semi-urban accommodations. The construction industry ranks third among 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy.

The Indian economy continued to exhibit steady growth and remained among the fastest growing emerging economies, with a focus on the continued implementation of structural and financial sector reforms and efforts to reduce public debt.

In India, real estate is the second largest employer after agriculture and is slated to grow at 30 percent over the next decade. It is also expected that this sector will incur more non-resident Indian (NRI) investments in both the short term and the long term. Bengaluru is expected to be the most favored property investment destination for NRIs, followed by Ahmedabad, Pune, Hyderabad, Chennai, Goa, Mumbai, Delhi, Lucknow, Jaipur, Surat, Indore, Varanasi, Kolkata, Visakhapatnam and Dehradun.

ECONOMIC OVERVIEW:

GLOBAL ECONOMY:

World economic outlook reports are slowing global growth and renewed inflationary pressures. Policies need to be agile, carefully manage the trade-offs involved in ramping up defense spending, and lay the foundation for a sustained recovery.

Global growth is projected at 3.3% for 2026 and 3.2% for 2027, facing a slowdown driven by geopolitical instability, particularly in the Middle East, and high energy prices. While inflation is expected to gradually decline, persistent risks include conflict escalation, fragmented trade, and high debt servicing costs, with India and emerging economies providing relative growth resilience.

Technology investment, fiscal and monetary support, accommodative financial conditions, and private sector adaptability offset trade policy shifts. Global inflation is expected to fall, but US inflation will return to target more gradually.

Key downside risks are re-evaluation of technology expectations and escalation of geopolitical tensions. Policymakers should restore fiscal buffers, preserve price and financial stability, reduce uncertainty, and implement structural reforms

The global economy in CY 2025 saw a year defined by the recalibration of trade relationships, persistent geopolitical uncertainty, and a gradual normalisation of monetary policy. World output is estimated to have expanded at around 3.4%, broadly in line with CY 2024 stabilisation efforts, but the underlying texture of growth was distinctly uneven. Economic activity remained resilient, supported by easing inflation, gradual normalisation of monetary policy, steady domestic demand across several large economies, and sustained investment in technology, particularly in Artificial Intelligence (AI) and digital infrastructure. These structural factors helped offset persistent challenges arising from trade fragmentation, elevated tariffs, and ongoing geopolitical uncertainty.

Global growth is expected to remain at 3.1% in CY 2026, below the IMF's pre-pandemic long-term average of 3.7%, declining from last year amidst prolonged geopolitical tensions and trade-related uncertainties. AI-related investments and still accommodative financial conditions are supporting economic activity, even as bouts of heightened asset price volatility reflect shifting market sentiment. Recent energy price increases due to the West Asia conflict have heightened upside inflation risks and clouded the global growth outlook.

The outlook is highly contingent on the evolving situation in West Asia: an early resolution would likely limit the damage, whereas further escalation and a protracted conflict could have a more severe impact on the global economy. At the same time, the ongoing trade and policy uncertainty is reinforcing concerns about the outlook.

Advanced economies are forecast to grow by 1.8% during the year, marginally less than last year, while Emerging Markets and Developing Economies (EMDEs) are expected to grow at 3.9% over the same period, 50 bps lower than last year. The strengthening of the US dollar after the outbreak of the West Asia conflict on safe-haven demand has had a direct impact on emerging economies. Global headline inflation, after moderating steadily in recent years, is projected to tick up to 4.4% in CY 2026, reflecting the impact of the Middle East conflict, which has pushed up energy commodity prices and disrupted global supply chains. However, assuming the conflict remains limited in duration and scope, inflation is expected to resume its downward trajectory in CY 2027, easing to 3.7%, led by the expectation that energy prices will normalise as hostilities subside and the lagged effects of prior monetary policy tightening continue to anchor inflation expectations.

Rising geopolitical tensions, particularly in Eastern Europe and the Middle East, added further uncertainty, disrupting global trade, investment flows, and financial markets. These factors continued to cast a shadow over business confidence and long-term investment decisions. The growth rate of these economies, which stood at 1.7% in CY 2024, is anticipated to remain sluggish over the next two years due to policy tightening, financial sector turmoil, high inflation, the ongoing conflict between Russia & Ukraine and Israel & Gaza and America & Iran.

Inflation rates are declining more rapidly than anticipated across most regions, supported by tight monetary policies. Combined with a modest uptick in economic activity, this sets the stage for a softer-than-expected economic slowdown.

The risks to global economic growth are balanced, with potential upside from quicker disinflation, slower withdrawal of fiscal support measures, robust economic expansion in China, and advancements in supply-side reforms. Conversely, downside risks include spikes in commodity prices due to geopolitical or weather-related disruptions, ongoing core inflation necessitating tighter monetary policies, potential slowdowns in Chinese growth, and potential disruptions from abrupt fiscal consolidations.

INDIAN ECONOMY:

India's economic outlook for 2026 remains strong, with projections positioning it as the world's fastest-growing major economy, driven by robust domestic demand, infrastructure investment, and financial sector stability. GDP growth for FY 2025 - 26 is estimated between 7.4% - 7.8%, with a projected moderation to 6.4% - 7.2% for FY 2026 - 27, backed by strong rural and urban consumption.

India's economic fundamentals enter FY 2026-27 in a position of notable strength. The RBI projects India's GDP growth for FY 2026-27 at 6.6%. India's domestic growth is on an upward trajectory owing to multiple factors such as robust domestic demand, income tax and goods and services tax (GST) rationalization, front-loading of government capital expenditure (CAPEX), along with facilitative monetary and financial conditions and benign inflation. The IMF, in its April 2026 World Economic Outlook, has affirmed India's status as the world's fastest-growing major economy for the near future. However, risks remain due to uncertainties from the ongoing West Asia conflict, potential supply disruptions and global financial volatility.

The Gross Domestic Product (GDP) growth was underpinned by robust performance in services, manufacturing recovery, and sustained public capital expenditure. Government initiatives focusing on infrastructure development, urbanization, and digital transformation continued to create a conducive environment for long-term economic expansion. Additionally, policy measures such as Production-Linked Incentive (PLI) schemes and ease-of doing- business reforms further strengthened investor confidence.

Volatility in global crude oil prices remained a key macroeconomic factor influencing the Indian economy during the year. Elevated and fluctuating oil prices impacted import costs, inflation levels, transportation expenses, and overall input costs across industries, given India's dependence on energy imports. Higher crude prices also exerted pressure on the trade deficit and currency movement, while affecting consumer spending and corporate profitability in energy intensive sectors. The weakening of the Indian Rupee during the year, while supporting export competitiveness and improved realizations for export-oriented sectors, also increased the cost of imports, particularly crude oil, raw materials, and capital goods, thereby exerting pressure on inflation and input costs. The RBI projects CPI (Consumer Price Index) inflation to average 5.1% for FY 2026-27. The currency movement contributed to volatility in financial markets and influenced interest rate expectations and corporate margins across sectors dependent on imported inputs. Despite these challenges, India's strong domestic demand, resilient foreign exchange reserves, and continued policy support helped maintain overall macroeconomic stability.

COUNTRY CONDO'S LIMITED

Climate risks continued to pose challenges to economic activity during the year. Irregular rainfall patterns, heatwaves, floods, cyclones, and other extreme weather conditions impacted agricultural output, supply chains, logistics, and energy demand across regions. Such events also contributed to volatility in commodity prices and inflationary pressures, while increasing operational and infrastructure risks for businesses. The growing frequency and intensity of climate related disruptions underscore the importance of resilience planning, sustainable resource management, and adaptive business strategies to mitigate long-term environmental and economic risks.

Inflation, while moderating compared to previous highs, remained a key area of focus, with monetary authorities maintaining a calibrated stance to balance growth and price stability. The banking sector stayed well-capitalized, ensuring adequate liquidity and credit flow to productive sectors, including real estate.

Amid global uncertainties, India's economic fundamentals remain firmly anchored. Infrastructure expansion, robust real estate activity, and rapid digitalisation have continued to act as key growth multipliers across sectors. Strong agricultural output, rising household incomes, and government-backed initiatives in financial inclusion and affordable housing have provided further impetus to consumption.

Support will come from other areas. Household consumption is expected to improve as continued disinflation will prop up the purchasing power of consumers. Secondly, healthy rabi sowing and good kharif output assuming a normal monsoon will support agricultural income. Thirdly, prospects of fixed investment remain bright owing to an upturn in the private capex cycle, improved business sentiments, healthy balance sheets of corporates and banks as well as the government's continued thrust on capital expenditure. A sustained economic growth will lead India to become the 3rd largest and an upper middle-income economy in years to come.

Despite of war in Iran and the staggering inflation, the Indian equity market had a comparatively stellar year. The government's focus on infrastructure development with initiatives like the National Infrastructure Pipeline and Atmanirbhar Bharat Abhiyan are expected to create opportunities. However, the effects of geo-political tension rising around the world pose a threat to the economic growth of the Country and clouds of uncertainty are still hovering around World economic growth.

Although the short-term outlook appears challenging due to rising interest rates, external supply shocks, and geopolitical tensions, we believe the government is taking appropriate measures to ensure a sustainable growth trajectory for the country. The union budget presented this year strongly supports the long-term growth of India's real estate sector through its focus on urban infrastructure and the digital economy. The government's significantly expanded capital expenditure target for the year is expected to generate job opportunities and stimulate higher economic activity.

INDUSTRY CONTEXT:

THE INDIAN REAL ESTATE SECTOR

The real estate sector is one of the most globally recognized sectors. The real estate sector comprises four sub sectors - housing, retail, hospitality and commercial. The growth of this sector is well complemented by the growth of the corporate environment and the demand for office space as well as urban and semi-urban accommodations. The construction industry ranks third among the 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy.

The Indian Real Estate Sector has entered a phase of sustained structural growth, underpinned by robust macro fundamentals, a supportive policy environment, and an aspirational, urbanizing population. The sector is valued at approximately US\$ 650 billion in 2025 and is projected to reach US\$ 1 trillion by 2030 and expand to US\$ 5.8 trillion by 2047, with its contribution to GDP expected to grow from 7% to 15.5% by 2047.

The sector's deep linkages with over 200 allied industries - ranging from cement, steel, and logistics to consumer goods, ensure that real estate remains a critical employment generator and economic multiplier. Flagship government initiatives, including Smart Cities Mission, Housing for All, and RERA, continue to enhance transparency, strengthen investor confidence, and provide a stable regulatory foundation for long-term capital deployment across residential, commercial, And industrial real estate.

Flagship government initiatives

Government policy has been consistently supportive of the sector. Key measures shaping the operating environment include:

- **National Real Estate Policy 2025:** Introduced a unified single-window clearance system targeting a 40% reduction in project approval timelines, and incentivised green-certified developments with tax benefits and subsidies.
- **Land digitisation:** The government's drive towards 100% land record digitisation by December 2025 is reducing title risks and boosting institutional investor confidence. Institutional capital continues to flow in at record levels. Private equity inflows into Indian real estate rose 38% YoY to ₹ 20,566 crore in Q1 2025, with Q2 2025 alone contributing ₹ 13,710 crore, double the previous quarter. India's REIT market surpassed a ₹ 1,00,000 crore market capitalisation milestone in November 2025, with projections of 25–30% penetration in the office segment by 2030.

Further other government initiatives such as the Smart Cities Mission, Housing for All, and the Real Estate (Regulation and Development) Act (RERA), have enhanced transparency, improved regulatory oversight and strengthened investor confidence across the real estate value chain.

The real estate sector, in particular, benefited from favourable structural trends such as rising urbanization, increasing disposable incomes, and evolving consumer preferences. Demand for residential properties remained strong, especially in mid-income and premium segments, supported by stable interest rates and renewed buyer confidence. Commercial real estate also witnessed gradual recovery, driven by demand for high-quality office spaces and growth in sectors such as IT, BFSI, and startups.

Looking ahead, the outlook for the Indian economy remains positive, supported by strong macroeconomic fundamentals, demographic advantages, and continued policy support. However, external risks such as global economic slowdown, commodity price volatility, and financial market uncertainties warrant cautious optimism.

Overall, the economic environment continues to provide a solid foundation for sustainable growth in the real estate sector, positioning it as a key contributor to India's long-term development trajectory.

The improved sales momentum has lifted confidence among realty developers, pushing them to launch more projects as indicated by the rise in new offerings across markets.

This growth reflects not only the demand for housing and office spaces but also the sector's deep linkages with over 200 allied industries – from cement and steel to logistics, finance, and consumer goods. Sustained demand across residential, commercial, and industrial real estate, combined with the expansion of India's corporate sector and a services-driven economy, is reinforcing the sector's long-term outlook.

As India advances towards inclusive and sustainable urban development, real estate will continue to serve as a critical enabler, shaping cities, creating jobs, and building physical and social infrastructure needed to support a rapidly evolving population.

India's real estate sector is witnessing a healthy increase in demand in 2026 and this momentum is expected to hold for the rest of the year. From commercial spaces to the residential market, the overall market outlook is a bright one for the real estate industry.

Residential Real Estate Market

India's residential real estate market delivered a resilient performance in CY 2025, with a total of 348,207 housing units sold across the eight major cities, reflecting a broadly stable performance and registering a marginal 1% dip YoY, according to Knight Frank's India Real Estate Q2 2025 report. New supplies, at 362,148 units launched across the eight major cities, grew marginally by 2.89% YoY and yet represented the second-highest annual launch volume since 2019.

Office Market

The Indian office market delivered an exceptional performance in CY 2025, scaling new highs despite global headwinds. Annual transaction volumes touched a record 86.4 million sq. ft., marking a 20% YoY increase, surpassing the previous record set in CY 2024, and underscoring the depth and durability of occupier demand across major Indian cities. Vacancy levels stood at 15.1% at the end of CY 2025, broadly stable YoY, reflecting a sustained demand-supply balance even as new completions moderated. Bengaluru led all markets with 28.7 million sq. ft. of leasing in CY 2025, representing a remarkable 59% YoY increase and marking an all-time high for the city. NCR recorded the second-highest annual volume at 11.3 million sq. ft., followed by Hyderabad at 11.4 million sq. ft., Pune at 10.8 million sq. ft. and Chennai at 10.1 million sq. ft. Mumbai recorded 9.8 million sq. ft. of transactions during the year.

On the supply side, new office completions across the eight major markets totaled approximately 54.8 million sq. ft. for the full year, a 9% YoY increase. As has been the trend in recent years, completions continued to trail leasing activity, reinforcing a gradual tightening of the demand-supply balance across most markets.

The composition of demand witnessed a notable structural shift in CY 2025. GCCs emerged as the dominant occupier segment, accounting for 38% of total annual transactions – the highest share on record – as multinational corporations increasingly expanded their India operations to support complex, mission-critical functions. Bengaluru captured 47% of all GCC leasing activity nationally, reinforcing its credentials as the preferred global enterprise hub. Third-party IT services staged a strong comeback after a period of relative subdued activity, with the segment leasing approximately 17.1 million sq. ft., reflecting a sharp 117% YoY increase and accounting for 20% of total annual volumes. India-facing businesses, which had anchored demand in the immediate post-pandemic years, moderated their share to 21% in CY 2025 from 36% in the preceding year, reflecting a broader and more diversified occupier mix rather than any weakening of domestic demand. Flexible workspace operators also recorded their highest-ever annual absorption at 18.6 million sq. ft., an 18% YoY increase.

2026 Residential Outlook: Stable, Quality-Led Growth

Looking into 2026, Knight Frank expects the residential sector to remain stable rather than explosive. Premium and high-end housing is expected to continue attracting the greatest developer focus. A Reuters poll of property analysts conducted between February and March 2026 indicates that home prices in major urban centers are expected to continue rising, but at a more measured pace, with micro market dynamics increasingly determining performance. The RBI's repo rate cut to 5.25% provides a significant demand catalyst, particularly for first-time buyers and the premium segment.

2026 Outlook: Towards 100 Million Sq. Ft.

According to Knight Frank's Asia-Pacific Outlook 2026, India heads into 2026 with one of the strongest office market outlooks in the region, with rentals in Bengaluru, Mumbai, and NCR projected to grow between 7.5% and 9% YoY. JLL's Q1 2026 commentary signals that deal pipelines point towards the 100 million sq. ft. annual leasing milestone within the next two years, a transformational threshold that would mark India's definitive arrival as the world's premier office market destination.

UNION BUDGET 2026-27 TAKEAWAYS

The Union Budget 2026-27, presented on February 01, 2026, continued the government's capital expenditure-driven growth model, reinforcing infrastructure as the backbone of India's economic and urban expansion. While the budget did not introduce direct demand-side incentives for housing, its sharp focus on infrastructure, urbanization, and institutional capital is expected to create strong indirect momentum across residential and commercial real estate segments, setting a constructive backdrop for long-term sector growth.

Record capital expenditure and infrastructure push public capital expenditure scaled up to ₹ 12.2 lakh crore from ₹ 11.2 lakh crore in FY 2025–26, reinforcing the government's commitment to infrastructure-led growth. With Metro Phase III and 7 new High-Speed Rail corridors fast-tracked, transit-proximate zones are expected to see significant value appreciation, while the focus on City Economic Regions (CERs) is designed to unlock new real estate growth corridors beyond traditional metro markets.

City Economic Regions — unlocking decentralized growth

One of the most significant announcements was the introduction of CERs - planned urban clusters designed Retrofitting and Asset Modernization to integrate residential, commercial, industrial, and civic infrastructure, with a focus on Tier-II and Tier-III cities and emerging urban centers. This is expected to broaden real estate demand beyond saturated metros and create new self-sustaining urban ecosystems for both developers and homebuyers.

CPSE asset recycling through REITs

The government announced the acceleration of recycling of significant real estate assets of Central Public Sector Enterprises (CPSEs) through the setting up of dedicated REITs. Market analysts believe this measure could deepen India's real estate investment landscape, improve transparency and offer stable returns to investors, while freeing up public resources for new development projects.

Simplified transactions for homebuyers

Tax compliance was eased for resident buyers purchasing immovable property from non-residents, with the removal of the requirement to obtain a TAN, allowing TDS deposits through the buyer's PAN, streamlining cross-border transactions and reducing administrative friction. This is expected to particularly benefit NRI participation in Indian real estate.

Continued affordable housing support

PMAY-Urban and PMAY-Urban 2.0 continued to progress with an allocation of over ₹ 18,600 crore, though the absence of revised affordable housing definitions or fresh interest subsidies was noted by the industry. The budget's long term infrastructure focus, however, is expected to gradually improve affordability in emerging urban corridors over the medium term.

Climate Change and Real Estate sector

A Rapidly Shifting Investment Paradigm Climate risk has moved from the periphery to the center of real estate investment decision-making in India. The Q1 2026 data from CBRE points to a decisive and accelerating shift: 83% of all GCC leasing in Q1 2026 was in green-certified tech parks, 79% of total office leasing occurred in green certified assets, and 78% of transactions were in buildings less than 10 years old. These figures are not incidental — they represent a structural recalibration of occupier priorities, with ESG alignment, energy efficiency, and employee well-being now functioning as baseline requirements rather than aspirational attributes.

CBRE India noted that in Q4 2025, green-certified assets represented 93% of newly completed office space and 75% of all leasing activity, an extraordinary concentration that reflects the extent to which sustainability has become the de facto standard for institutional-grade commercial real estate. For developers and landlords, this means that assets without meaningful ESG credentials face growing obsolescence risk and are increasingly likely to experience vacancy-led valuation compression.

The real estate sector in India, a key contributor to the country's GDP and employment, is increasingly facing the multifaceted impacts of climate change. Rising temperatures, erratic monsoons, flooding, and extreme weather events are not only disrupting construction timelines and increasing operating costs but are also reshaping demand patterns for housing and commercial infrastructure. As climate change increasingly affects economies and this sector, there are both physical and transitional risks that could harm assets and the markets they are part of, either directly or indirectly. The impact of climate change on real estate portfolios can be chronic, reflecting long-term trends, or acute, indicating severe short-term occurrences, and vary by location or in response to efforts to shift towards a low-carbon economy.

The urgency for drastic measures is underscored by the observable effects of climate change, such as rising temperatures and sea levels, and increased frequency of extreme weather events. In addition, climate change exacerbates risks to occupational health and safety, with high temperatures already contributing to a 1.4% loss in working hours in 1995. Studies suggest that without addressing climate change, and with an expected temperature increase of 1.3°C by 2030, we could see a productivity loss of 2.2%, equating to 80 million full time jobs.

Climate change is also influencing regulatory and financial frameworks that govern the sector. With India's commitment to achieve net-zero emissions by 2070, there is growing emphasis on incorporating climate resilience and sustainability into urban development policies. Real estate firms must urgently implement innovative strategies to adapt their buildings, operations, workforce, products, and services to these significant and impending changes.

Moreover, investor sentiment is shifting toward environmentally responsible developments. Institutional and retail investors are beginning to factor climate risk into asset valuation, leading to a potential decline in the premium of properties in high-risk zones and a surge in demand for buildings that meet environmental and social governance (ESG) criteria. Governments, policymakers, investors, and the general populace are shifting their views on climate change and are taking bold actions. The creation of tools that encourage eco-friendly building practices and the widespread acceptance of green building certifications are helping more areas to align their construction activities with the goals of the Paris Agreement. While the surge in investments is indeed encouraging, it also highlights the necessity of engaging with additional external partners to leverage technology effectively, ensuring seamless operations, accountability and transparency. As India progresses towards its net-zero goals, integrating climate considerations across all sectors will be crucial to building a resilient and sustainable economy.

IMPACT OF CLIMATE CHANGE ON REAL ESTATE SECTOR

Due to the nature of business, the real estate sector is a significant contributor to the GDP of India. It is also responsible for nearly one-fifth of the nation's emissions, and 33% of total energy consumption. Considering India's rigorous climate objectives, including the goal of Net-Zero by 2070, the Indian real estate sector is required to act quickly and effectively. As climate change increasingly affects economies and this sector, there are both physical and transitional risks that could harm assets and the markets they are part of, either directly or indirectly.

Real estate portfolios are exposed to various risks, including the impact of climate change, which can cause damage to properties through extreme weather events. These impacts can be chronic, reflecting long-term trends, or acute, indicating severe short-term occurrences, and vary by location or in response to efforts to shift towards a low-carbon economy. The urgency for drastic measures is underscored by the observable effects of climate change, such as escalating temperatures, rising sea levels, and increased frequency of extreme weather events. Additionally, environmental hazards adversely affect the ability to provide safe, healthy, and adequate working conditions, alongside job availability. Climate change exacerbates risks to occupational health and safety, with high temperatures already contributing to a 1.4% loss in working hours in 1995. Studies suggest that without addressing climate change, and with an expected temperature increase of 1.3°C by 2030, we could see a productivity loss of 2.2%, equating to 80 million full-time jobs. Recognizing their contribution to climate change, real estate firms must urgently implement innovative strategies to adapt their buildings, operations, workforce, products, and services to these significant and impending changes.

In recent years, there's been a noticeable uptick in worldwide investments aimed at diminishing the energy consumption of buildings. This move by the real estate sector towards minimizing its environmental footprint marks a positive trend. Governments, policymakers, investors, and the general populace are shifting their views on climate change and are taking bold actions to counteract its effects. The creation of tools that encourage eco-friendly building practices and the widespread acceptance of green building certifications are helping more areas to align their construction activities with the goals of the Paris Agreement.

OPPORTUNITIES AND CHALLENGES:

OPPORTUNITIES:

As India awaits policy reforms to pick up speed, your Company firmly believes that the demand for Real Estate in a country like India should remain strong in the medium to long term. Your Company's well accepted brand, contemporary architecture, well designed projects in strategic locations, strong balance sheet and stable financial performance even in testing times make it a preferred choice for customers and shareholders. Your Company is ideally placed to further strengthen its development potential by acquiring new land parcels.

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Real estate sector in India is expected to reach US\$ 1 trillion by 2030. By 2027, it will contribute 13 per cent to country's GDP. Emergence of nuclear families, rapid urbanization and rising household income are likely to remain the key drivers for growth in all spheres of real estate, including residential, commercial and retail. Rapid urbanization in the country is pushing the growth of real estate. Indian real estate developers have shifted gears and accepted fresh challenges.

As India awaits policy reforms to pick up speed, your Company firmly believes that the demand for Real Estate in a country like India will remain strong in the medium to long term. Your Company's well accepted brand, contemporary architecture, well designed projects in strategic locations, strong balance sheet and stable financial performance even in testing times make it a preferred choice for customers and shareholders. Your Company is ideally placed to further strengthen its development potential by acquiring new land parcels.

Premium and Luxury Housing Demand

The structural shift towards premium and luxury housing represents one of the most durable opportunities in the Indian residential market. With homes above ₹ 1 crore now accounting for 50% of total annual sales, up from a negligible share just five years ago, and high-net-worth individuals, dual-income households, and returning NRIs driving demand, developers with strong brand equity and the ability to deliver quality products in prime locations are well positioned to capture sustained value creation. The RBI's rate cut to 5.25% further enhances the economics of premium homeownership.

GCC and Flex Expansion in the Office Space

India's emergence as the global destination of choice for Global Capability Centre (GCC) expansion is creating a multi-year runway for office market growth. A strong deal pipeline is expected to drive annual office absorption towards the 100 million sq. ft. milestone within the next two years. With GCCs already accounting for 44% of Q1 2026 office absorption, the structural demand driver is intact and accelerating.

Affordable Housing: Policy-Driven Opportunity

While private market dynamics have shifted decidedly towards premium housing, the affordable segment presents a significant policy-driven opportunity. Knight Frank estimates India's urban affordable housing deficit at 9.4 million units currently and projected to widen to nearly 30 million units by 2030. PMAY-U 2.0, SWAMIH 2.0, and the Urban Challenge Fund collectively create a framework within which private developers can partner with government on well-structured, government-supported affordable housing delivery, a model that can generate stable, long-term returns while addressing one of India's most pressing social infrastructure challenges.

Logistics and Industrial Real Estate

Beyond residential and office, India's logistics and industrial real estate sector is poised for significant growth, driven by the China-plus-one strategy of global manufacturers, government-led incentives in electronics, automotive, and pharmaceuticals, and rapid e-commerce expansion. Knight Frank projects approximately 5% rental growth in key logistics hubs such as Bengaluru, Mumbai, and NCR in 2026, outperforming most Asia-Pacific markets. India's skilled workforce, strategic geographic positioning, and active participation in global supply chains make logistics and warehousing an increasingly compelling asset class for institutional investors.

CHALLENGES:

While the management of your Company is confident of creating and exploiting the opportunities, it also finds the following challenges:

- Unanticipated delays in project approvals;
- Availability of accomplished and trained labour force;
- Increased cost of manpower;
- Rising cost of construction lead by increase in commodity prices;
- Growth in auxiliary infrastructure facilities; and
- Over regulated environment.

Regulatory and Approval Delays

Despite significant improvements post-RERA, regulatory complexity remains a persistent challenge. Delays in land use approvals, construction permits, and retrospective policy changes continue to introduce cost and timeline risks into project execution. As the market shifts towards larger-scale, premium developments, the stakes associated with approval delays have risen commensurately, making regulatory navigation a critical competency for developers.

Affordability Compression and Demand Bifurcation

The sustained price escalation across major markets, led by NCR at 19% YoY, Hyderabad at 13%, and Bengaluru at 12% in CY 2026, is increasingly compressing affordability in the mid-income and affordable segments. The 17% decline in sub-₹ 50 lakh home sales and the 8% drop in the ₹ 50 lakh to ₹ 1 crore bracket in CY 2025 signal that a significant segment of potential buyers is being priced out of the formal market. Without continued government support through PMAY-U 2.0 and interest subvention schemes, this bifurcation risks deepening, with implications for both long-term market health and social equity.

Financing Costs and Developer Leverage

While the RBI's rate cut trajectory is broadly supportive, smaller and mid-sized developers continue to face challenges in accessing competitively priced capital. The divergence between large, well-capitalised developers, who benefit from strong brand equity and diversified funding sources, and more leveraged regional players remains pronounced. Rising construction material costs, higher land acquisition prices, and the continued shift towards premium products have collectively increased capital requirements for competitive development, creating structural barriers for smaller participants.

Human Resources and Technology Transition

India's real estate sector continues to grapple with skilled labour shortages that disrupt construction timelines and inflate project costs. The imperative to reduce dependence on manual labour through the adoption of modern construction methods, including pre-fabrication, modular construction, and digital project management tools, is pressing. At the same time, the rapid integration of AI, data analytics, and PropTech into sales, asset management, and facility operations requires developers to invest in technology capabilities, with those who fail to adapt at risk of losing competitive ground to digitally native platforms and tech-forward developers.

The Indian real estate sector is still dependent on old building techniques and hence they are over-dependent on extensive human labour for construction activities. Whereas, high-quality building materials such as concrete and iron slabs are used in new construction techniques. India is touted to be the most populous country by the year 2050. More than 50 per cent of people are urban center and Tier 1 cities. To accommodate the population, India would require more new cities and urban center on a mass scale in order to provide the required resources to the inhabitants.

Monetary Tightening and Funding Issues

The lending to real estate developers by the NBFCs and HFCs was already limited after the IL&FS crisis and the pandemic has further deteriorated the liquidity situation for weaker developers who had to resort to alternative funding in absence of long-term loans from banks.

In recent years, the landscape of real estate financing has shown a marked divergence. Well-established developers with lower debt levels have continued to secure funding with relative ease, benefiting from the selective approach of lenders, while those with weaker financial standings have encountered challenges in accessing capital. The performance of the real estate sector is intricately connected to the broader economic recovery and the prevailing monetary policies. The RBI has adopted an accommodative stance for now to bolster economic growth but has kept a hawk eye on the inflation trajectory. The central bank could reverse its stance, which may pose challenges for the real estate sector in the form of higher housing loan costs and an escalation in financing costs for developers.

COMPANY STRENGTHS:

Your Company continues to capitalize on the market opportunities by leveraging its key strengths. These include:

1. **Brand Reputation:** Enjoys higher recall and influences the buying decision of the customer. Strong customer connects further results in higher premium realizations.
2. **Execution:** Possesses a successful track record of quality execution of projects with contemporary architecture.
3. **Strong cash flows:** Has built a business model that ensures continuous cash flows from their investment and development properties ensuring a steady cash flow even during the adverse business cycles.
4. **Significant leveraging opportunity:** Follows conservative debt practice coupled with enough cash balance which provides a significant leveraging opportunity for further expansions.
5. **Outsourcing:** Operates an outsourcing model of appointing globally renowned architects/contractors that allows scalability and emphasizes contemporary design and quality construction – a key factor of success.
6. **Transparency:** Follows a strong culture of corporate governance and ensures transparency and high levels of business ethics.
7. **Highly qualified execution team:** Employs experienced, capable and highly qualified design and project management teams who oversee and execute all aspects of project development.

HUMAN RESOURCES:

The timely availability of skilled and technical personnel is one of the key challenges. The Company maintains healthy and motivating work environment through various measures. This has helped the Company to recruit and retain skilled work force which would result in timely completion of the projects. The Company has cordial relation with the employees and contractors of the company. The staff has the depth of experience and skills to handle company's activities. Skilled team of workers and other professionals ensure superior quality standards during every stage of work. The total employee strength as on March 31, 2026 was 75 (Seventy-Five Only).

Performance Management System:

Your Company has adopted a holistic approach to the performance management process that focuses on three broad categories - Nurture & Engage, Connect & Coach, Capability Building & Development.

The process begins with the Annual Goal Setting exercise that provides clarity to all employees about their targets. Goal setting ensures a commitment from all employees to achieve higher business milestones and alignment to the organization's goals at a macro level. The process is followed by a formal Mid Year Review and the Annual Review and Rating exercise.

The essence of the performance management process is Continuous Performance Management (CPM). CPM is an agile, modern, human centered approach of evaluating and improving employee performance. It fosters a forward-looking mindset and has an emphasis on real time, frequent check-ins and documentation. It is an approach that breaks the stereotype of formal later date discussions, rather it lays emphasis on spot feedback. The continuous check-ins help create an environment of trust, strengthen relationships, build communication and provide remedial coaching to the employees thereby assisting them to realize their full potential.

The Succession Planning helps in identifying the Critical Roles and High Potential employees who can take up these roles in the future. The process ensures business continuity, creates a pipeline for future leaders and provides employees with a defined growth path and an opportunity for a structured and focused learning.

Your Company has a robust Career Development framework that gives employees the power to define aspirations and take charge of their career. They can discuss their development needs and aspirations with their managers and carve a development plan for the future. Your Company extends the required assistance to employees and provide them with opportunities that can facilitate employees to grow both personally and professionally. This enables employees to achieve their career goals and in turn creates a set of motivated, valuable and skilled workforce.

Learning & Development:

The Learning & Development function aims to foster a culture of continuous collaboration and learning. The blended approach to Learning helps in development of Technical, Behavioral, Leadership as well as General Management skills.

Mental Wellness:

Mental wellness is a positive state of mental health. It ensures that individuals think, feel and act in ways that will create positive impact on their personal and professional life. Keeping this in mind, your Company launched 24/7 Employee Assistance Program (EAP).

This program offers professional counseling services to all employees seeking help in managing concerns related to their life. It supports employees who experiences problems that affect their well-being and performance at work. These sessions are conducted privately and ensures complete confidentiality.

For the benefit of all employees, your Company organized the mental wellbeing session facilitated by professional counsellors covering certain real-life issues and topics like managing disagreements, dealing with lockdown situations, parenting, time management, work life balance, stress management and others.

This program has greatly assisted employees during the current unprecedented and challenging times. It has enabled them to manage stress, handle challenges and build stronger relations. This has led to a happier, healthier, focused and more productive workforce.

Health and Safety:

Your Company is always committed to the health and safety of its employees. Your Company provides a clean, hygienic and conducive work environment to all employees. All offices and sites go through regular sanitation, social distancing norms are followed, sanitizers are placed at various locations, visitors' entries are minimized, wearing masks is mandatory. Weekly mailers are sent to educate employees regarding safety measures to be practiced during all the times.

Benchmarking:

It is your Company's constant endeavor to improve its processes and policies. Your Company strives to improve its policies and processes on a continuous basis and benchmarking as a tool assists in achieving the same. It helps to identify actionable insights and stay up to date with Human Capital trends.

Fun at work:

The Fun at Work Committee focuses on innovative initiatives to engage the workforce as enjoying work and ensuring camaraderie is a key element of employee happiness. Celebrations around festivals and cultural activities break the monotony at work and help people to have a more positive mind set, higher levels of wellbeing and better mental health.

ABOUT COUNTRY CONDO'S LIMITED

Country Condo's Limited vide CIN: L63040TG1987PLC007811, is a listed public company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The equity shares of the Company are listed on **BSE Limited** and the **National Stock Exchange of India Limited**, providing the Company with an established public market presence and the regulatory framework applicable to listed entities. The Company has a paid-up equity base of **7,75,97,300 equity shares**, having a face value of **₹ 1 each**, representing a paid-up share capital of **₹ 7,75,97,300**.

The Company presently operates in the real estate segment and has established itself as a trusted name in the real estate sector and has been actively engaged in real estate development since 2006.

Historical Evolution and Strategic Shift

- The Company was incorporated in 1987 as Neocure Therapeutics Private Limited and began business in pharmaceuticals.
- Company became a public limited company in 1988 and raised public funds in FY 1995 –96 for its business and expansion.
- In 1997, the Company expanded its business objects to include hotels, resorts, holiday homes, condos and related activities.
- The Company later moved into real estate and changed its name to Country Condo's Limited in 2006. Its current business mainly involves developing land, selling plots, and proposing condos and holiday homes.

Current Business Activities

Land Bank Development

Identification, acquisition and holding of strategic land parcels across high-potential locations for present and future real estate development.

Residential Plotted Layouts

Development of residential layouts with planned roads, parks, open spaces, amenities and supporting infrastructure.

Infrastructure & Site Development

Execution of compound walls, internal roads, utilities, water facilities, street lighting, landscaping and allied development works.

Plot Monetization

Sale of developed residential plots to customers across ongoing and proposed ventures in multiple states.

Amenity & Facility Areas

Potential monetization of facility areas, informal commercial spaces, association offices and other project-linked amenity zones.

Future Growth Projects

Proposed expansion into condos, holiday homes, resort-linked developments and leisure-oriented residential projects to create additional revenue streams.

GEOGRAPHIC PRESENCE

Project portfolio is diversified across multiple states and demand catchments.

Since entering the real estate sector in 2006, Country Condos Limited has developed and marketed residential plotting projects directly and through its associates, successfully registering **68,560 plots** overall across its project portfolio to date.

The company first focused on Hyderabad and nearby areas, expanding across districts within **90–100 km of Hyderabad**, including **Bhongir, Jangaon, Mahabubnagar and Nalgonda**, along with projects on the **Sagar Road** and **Srisaillam Road** corridors.

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Its wider presence also covers key markets in **Rajasthan, Andhra Pradesh, Tamil Nadu, Maharashtra and Karnataka**, with project relevance across locations such as **Pilani, Sira, Chittoor, Theni, Dindigul and Virudhunagar**.

Through its own and associate ventures, the company has registered and handed over a large number of residential plots, with **27,791 plots registered to date around Hyderabad, Telangana** and **40,769 plots registered across Karnataka, Andhra Pradesh, Rajasthan and Tamil Nadu**.



The above Indian map pictorial representation, gives the significance presence of Country Condo's Limited across the nation. Whereby it is currently operating its land banks across the state of Telangana, Tamil Nadu, Andhra Pradesh, Rajasthan, Maharashtra and Karnataka.

PAN INDIA PROJECT PORTFOLIO

Country Condos Limited has developed and built a sizeable real estate portfolio across multiple states in India, with projects spread across Telangana, Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Rajasthan and Kerala. The Company's portfolio includes already developed and delivered projects, work-in-progress projects and identified future development projects.

Particulars	Details
Total Land Portfolio	5,011 Acres
Total Project Area	21.83 Crore Sq. Ft.
Total Area in Million Sq. Ft.	218 Million Sq. Ft.
Total Deeds Executed	68,579

COMPOSITION

Portfolio Category	Acres	Total Sq. Ft.	Million Sq. Ft.
Projects Already Developed & Delivered	4,415 Acres	19.23 Crore Sq. Ft.	192 Million Sq. Ft.
Work-in-Progress Projects	526 Acres	2.29 Crore Sq. Ft.	23 Million Sq. Ft.
Future Projects	70 Acres	30.49 Lakh Sq. Ft.	3 Million Sq. Ft.
Grand Total	5,011 Acres	21.83 Crore Sq. Ft.	218 Million Sq. Ft.

DEVELOPED & DELIVERED PROJECTS – REGIONAL PORTFOLIO**PROJECTS ALREADY DEVELOPED AND DELIVERED**

Country Condos Limited has already developed and delivered projects aggregating to approximately 4,415 acres, covering around 19.23 crore sq. ft. / 192 million sq. ft. across major regional markets.

Region	Acres	Total Sq. Ft.	Total Deeds
Hyderabad / Telangana Region	1,917.18	8.35 Crore	27,810
Bangalore / Andhra Region	1,516.64	6.61 Crore	28,041
Maharashtra Region	217.5	94.74 Lakh	1,701
Tamil Nadu & AP Region	754.2	3.29 Crore	10,523
Rajasthan Region	9.28	4.04 Lakh	183
Total Delivered Portfolio	4,415	19.23 Crore	68,258

Country Kuteeram, Thapovanam, Golf Village, Fairway, Sagar Sundarvan, Coconut Groove, Vedic Spa, Swarna Bhoomi, Rajbhoomi, Ratnabhoomi, Serene Hills, Vaigai Meadows, Temple City, Vajra Bhoomi, Golf Village near Tiruthani and Sarzameen. The Company has demonstrated execution capability through a large completed portfolio across multiple regions, with substantial deed execution reflecting customer allotment and sale activity.

WORK-IN-PROGRESS & FUTURE PROJECT PIPELINE**WORK-IN-PROGRESS PROJECTS PIPELINE**

In addition to its completed portfolio, Country Condos Limited has a sizeable pipeline of work-in-progress and future projects aggregating to approximately 596 acres, covering around 2.60 crore sq. ft. of planned / under-development area.

Project / Venture	Location	State	Acres	Total Sq. Ft.
Capital Meadows – Phase 2	Mursalapalli	Andhra Pradesh	13.12	5.72 Lakh
Pilani Domiciles	Near Pilani	Rajasthan	32.77	14.27 Lakh
Vikhare Ghotane	Rajapur	Maharashtra	7.34	3.20 Lakh
Telangana / Hyderabad Ventures	Near Hyderabad	Telangana	396	1.72 Crore
Tamil Nadu Ventures	Near Madurai	Tamil Nadu	44.82	19.52 Lakh
Andhra Pradesh / Chittoor Ventures	Near Chittoor	Andhra Pradesh	32	13.94 Lakh
Total Work-in-Progress			526 Acres	2.29 Crore Sq. Ft.

FUTURE PROJECTS PIPELINE

The Company's future growth is supported by identified projects in Telangana, Maharashtra, Rajasthan, Tamil Nadu and Andhra Pradesh, providing a continued development pipeline beyond its completed portfolio.

Project / Location	State	Acres	Total Sq. Ft.
Near Dindi Reservoir	Telangana	35	15.25 Lakh
Sindhudurg	Maharashtra	35	15.25 Lakh
Total Future Projects		70 Acres	30.49 Lakh Sq. Ft.

The Company's Net worth remained positive and improved steadily over the Five-year period, reaching Rs.25.69 Cr in FY 2025-26. Total Assets also increased to Rs.44.99 Cr in FY 2025-26, reflecting expansion in the Company's asset base.

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The positive Net worth indicates Financial stability, while the increased asset base provides a stronger platform for business operations, project monetisation, and future revenue generation.

Project	Concept / Location	Proposed Plan	Key Demand Drivers	Strategic Potential
Dindi Holiday Homes	Nature-led holiday home / resort-style project at Dindi, Telangana, positioned for Hyderabad weekend travelers and tourists moving towards Srisaillam.	50 rooms; approx. ₹ 35 lakh per room;	Dindi Reservoir, greenery, monsoon views, Hyderabad–Srisaillam Highway, pilgrimage route to Srisaillam, proximity to Amrabad Tiger Reserve.	Suitable for weekend stays, family getaways, farmhouse-style stays, nature resorts and long-term tourism-led appreciation.
Sindhudurg Coastal Holiday Homes	Premium coastal holiday home project in the Sindhudurg–Goa tourism belt, designed for beach tourism, second homes and leisure rentals.	50 rooms; approx. ₹ 35 lakh per room;	Tarkarli Beach, Devgad Beach, Kunakeshwar coastal belt, Sindhudurg Fort, Devgad Fort, Kunakeshwar Temple, Chipli Airport, Mopa Airport and Konkan Railway connectivity.	Positioned as a quieter alternative to Goa, with potential for boutique stays, serviced rooms, coastal villas, wellness retreats and premium holiday rentals.
Kolad, Raigad District, Maharashtra	Riverfront adventure and nature holiday home project positioned for Mumbai and Pune weekend travelers.	50 rooms; approx. ₹ 35 lakh per room;	Kundalika River rafting, camping, monsoon tourism, waterfalls, Western Ghats greenery, Mumbai–Goa tourism corridor, road and rail connectivity.	Suitable for short-stay tourism, corporate outings, youth groups, family retreats, adventure packages and rental-based holiday homes.

OUTLOOK:

The global economic environment as we enter FY 2026-27 remains complex and uncertain. Escalating trade tensions, tariff wars, and rising protectionism continue to weigh on global trade and investment flows, prompting downward revisions to growth forecasts across major economies. Geopolitical volatility, most significantly the ongoing conflict in West Asia and its cascading impact on energy supply routes, has added further headwinds, dampening investor sentiment and weakening cross-border cooperation. The IMF's April 2026 World Economic Outlook projects global growth to moderate to 3.1% in 2026 and 3.2% in 2027, with the slowdown and inflationary pressures expected to be particularly pronounced in emerging market and developing economies. Global headline inflation is projected to rise modestly in 2026 before resuming its decline in 2027, a sharp departure from the recent downward trend.

The disruption of the Strait of Hormuz, one of the world's most critical energy chokepoints through which approximately a quarter of global seaborne oil trade passes, has had direct and immediate consequences for energy markets globally. For India, the impact of the conflict in West Asia is particularly significant given its substantial dependence on crude oil, natural gas, and fertiliser imports from the Gulf region. Higher energy costs remain a key variable influencing India's growth and inflation outlook. The Gulf also remains an important destination for Indian exports and a major source of remittances, making regional stability a matter of direct economic relevance.

India, however, continues to stand out as a beacon of resilience and opportunity. Building on a strong FY 2025–26, in which real GDP grew an estimated 7.6%, driven primarily by private consumption and fixed investment even as net external demand remained subdued, India enters FY 2026-27 on firm footing. The IMF's April 2026 World Economic Outlook has raised India's FY 2026-27 GDP growth forecast to 6.5%, affirming India's position as the fastest growing major economy, well ahead of China, the United States, and other large economies. India is also emerging as a net beneficiary of the global realignment of supply chains, as manufacturers seek to diversify away from China, a structural shift supported by India's competitive labour costs, improving infrastructure, expanding production capabilities, and large English-speaking workforce. Near-term risks, however, bear watching. IMD has forecast below-normal monsoon

rainfall for 2026, at approximately 90% of the long-period average, on account of the emerging El Niño phenomenon, which could weigh on kharif crop production, rural incomes, and food inflation in the months ahead.

Strong domestic demand, a dynamic services sector, and a gradual revival in private sector investment continue to anchor India's economic momentum. Government led capital expenditure on infrastructure, PLI schemes to boost manufacturing, and the continued formalisation of the economy are expected to yield significant long-term productivity gains. The Union Budget 2026-27 reinforces this infrastructure-led growth strategy, with public capital expenditure rising to ₹ 12.2 lakh crore from ₹ 11.2 lakh crore in FY 2025–26. While the budget does not introduce direct demand-side incentives for housing, its sharp focus on infrastructure, manufacturing, and urban development, and in particular the introduction of City Economic Regions, planned urban clusters designed to integrate residential, commercial, industrial, and civic infrastructure supported by an allocation of ₹ 5,000 crore per region over five years, is expected to create strong indirect momentum across real estate segments and unlock new growth corridors beyond traditional metro markets.

Against this backdrop, the real estate sector is well positioned to benefit from India's structural growth story. Contributing 7.3% to India's GDP and acting as a catalyst across more than 250 allied industries, real estate is widely recognised as a critical lever for employment generation, capital formation, and urban development. With policy support, demographic tailwinds, and growing investor confidence, the sector is undergoing a sustained transformation that positions it for meaningful long-term growth.

For Country Condo's Limited, this macro environment aligns well with our own trajectory. Having delivered good performance in FY 2025–26, achieving good booking value, collections, operating cash flows, and net profit, we enter FY 2026-27 from a position of real strength. A robust launch pipeline, a good balance sheet, deep market presence across India's major cities, and a proven ability to execute at scale give us confidence in our continued momentum. Our strategy, grounded in customer-centricity, design excellence, sustainability, and informed capital allocation, ensures we remain at the forefront of India's real estate evolution, continuing to create long-term value for our customers, partners, investors, and communities. Having demonstrated strong performance over the last three to four years, we are well-positioned to capitalise on emerging opportunities. Our strategy, grounded in disciplined growth, customer centricity and sustainability ensure that we remain at the forefront of India's real estate evolution—creating long-term value for all stakeholders.

INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY:

The Company has an adequate internal control system, corresponding with the size and nature of its business. The system of internal control is supported by documented policies, guidelines and procedures to monitor business and operational performance which are aimed at ensuring business integrity and promoting operational efficiency. It ensures timely and accurate financial reporting in accordance with applicable accounting standards, safeguarding of assets against unauthorized use or disposition and compliance with all applicable regulatory laws and Company policies.

The Company has an Internal Auditor who oversees the entire internal audit function. Internal Auditors of the Company review the internal financial control systems on a regular basis for its effectiveness and necessary changes and suggestions are duly incorporated into the system. However, given the size of its operations in terms of nature of its business, it also uses services of independent audit firms to conduct periodic internal audits in line with an audit plan that is drawn at the beginning of the year. This audit plan, prepared by the Internal Auditor, is approved by the Audit Committee and the Board of Directors.

Internal audit reports are placed periodically before the Audit Committee of the Board of Directors, which reviews the adequacy and effectiveness of the internal control systems and suggests improvements for strengthening them.

The Company has also focused on upgrading the IT infrastructure – both in terms of hardware and software. In addition to the existing ERP platform, the Company is presently reviewing the process documentation to ensure effectiveness of the controls in all the critical functional areas of the Company.

SEGMENT WISE PERFORMANCE:

The Company is primarily engaged only in the business of sale of Plots under Real Estate Segment in India. As per the Indian Accounting Standard 108 on Segment Reporting, the Board would like to inform that under the real estate segment

total Revenue was ₹ 1748.35 Lakhs only. The Total Profit Before Tax for the Company was ₹ 87.44 Lakhs only & Total Profit After Tax for the Company was ₹ 59.41 Lakhs only.

Financial performance overview

Analysis of financial statements for FY 2025-26 is provided below:

Key Financial Ratio Analysis:

In accordance with SEBI (Listing Obligations and Disclosure requirements 2018) (Amendment) Regulations 2018, the Company is required to give details of significant changes (Change of 25% or more as compared to the immediately previous financial year) in key sector specific financial ratios.

A comparative table showing synopsis of FY 2025-26 versus FY 2024-25 of Key Financial Ratio is provided below:

(₹ in Lakhs)

Ratios	Numerator	Denominator	Current year	Previous year	Variance (in %)	Explanations / Remarks
Current ratio (in times)	Total current assets	Total current liabilities	2.30	3.02	23.80	Decrease in Ratio is due to increase of current liabilities
Debt-Equity ratio (in times)	Debt consists of borrowings and lease liabilities*	Total Equity	0.00	0.00	00.00	There is no borrowings and lease liabilities
Debt service coverage ratio (in times)	Earning for Debt Service = Net Profit before taxes + Non-cash operating expenses + Interest + Other non-cash adjustments	Debt service = Interest and lease payments + Principal repayments*	18.62	7.20	158.64	The company has sufficient earnings in servicing the debt on time
Return on equity ratio (in %)	Profit for the year less Preference dividend (if any)	Average total equity	11.35	9.60	18.20	Return on equity increased due to increase in Profit
Inventory Turnover Ratio (in times)	Cost of goods sold OR sales	Average Inventory	0.12	0.19	36.45	Inventory Turnover changes due to increase of closing inventory.
Trade receivables turnover ratio (in times)	Revenue from operations	Average trade receivables	N.A	N.A	-	(No Trade receivables). As the company Selling its products only after receiving the advance from Customers.
Trade payables turnover ratio (in times)	Purchase of Services and other expenses	Average trade payables	N.A	N.A	-	There are no trade suppliers payable amount
Net capital turnover ratio (in times)	Revenue from operations	Total Equity	2.25	2.15	4.65	Increase in ratio due to Increase of Revenue.
Net profit ratio (in %)	Profit for the year	Revenue from operations	5.04	4.46	12.95	Net profit ratio Increase due to Increase in Sales
Return on capital employed (in %)	Profit before tax and finance costs	Capital employed = Tangible Net worth + Lease liabilities + Deferred tax liabilities	11.35	9.60	18.20	Increase in ratio due to increase of Profit

COUNTRY CONDO'S LIMITED

Return on investment (in %) - Unquoted	Income generated from invested funds	Average invested funds in treasury investments	N.A.	N.A.	-	Ratio not applicable as there is no income generated from invested funds
Operating Profit ratio	Earnings before Interest, Tax and Amortization	Net Operating Sales	5.87	5.42	8.35	Increase in ratio due to Increase of Operating income
Return on Net worth	Net Income	Shareholders' equity	13.23	11.67	13.38	Increase in ratio due to Increase of Sales

CAUTIONARY STATEMENT:

This Management Discussion and Analysis contain forward looking statements within the meaning of applicable security laws and regulations that reflects your Company's current views with respect to future events and financial performance. The actual results may differ materially from those anticipated in the forward-looking statements as a result of many factors. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc. In accordance with the Code of Corporate Governance approved by the Securities and Exchange Board of India, shareholders and readers are cautioned that in the case of data and information external to the Company, no representation is made on its accuracy or comprehensiveness though the same are based on sources thought to be reliable. The Company does not undertake to make any announcement in case any of these forward-looking statements become materially incorrect in future or update any forward-looking statements made from time to time on behalf of the Company.

**For and on behalf of the Board of Directors of
COUNTRY CONDO'S LIMITED**

**PLACE: HYDERABAD
DATE : 04-09-2026**

**Y. VARUN REDDY
VICE-CHAIRMAN & DIRECTOR
DIN: 01905757**

**D. KRISHNA KUMAR RAJU
VICE-CHAIRMAN & CEO
DIN: 00115553**

ANNEXURES TO DIRECTORS' REPORT**Annexure-I****NOMINATION & REMUNERATION POLICY
(DIRECTORS, KMP & SENIOR MANAGEMENT)****INTRODUCTION**

In pursuance of the Company's philosophy to consider its employees as its invaluable assets, to pay equitable remuneration to all Directors, Key Managerial Personnel (KMP) and employees of the Company, to harmonize the aspirations of human resources consistent with the goals of the Company and, in terms of the provisions of the Companies Act, 2013, this policy on nomination and remuneration of Directors, Key Managerial Personnel and Senior Management has been formulated by the Nomination & Remuneration Committee and approved by the Board of Directors.

OBJECTIVE

The objective and purpose of the Policy are as given below:

1. To lay down criteria and terms and conditions with regard to identifying persons who are qualified to become Directors (Executive and Non-Executive) and persons who may be appointed in Senior Management and Key Managerial positions and to determine their remuneration.
2. To carry out evaluation of the performance of Directors, as well as Key Managerial and Senior Management Personnel.
3. To provide them reward linked directly to their effort, performance, dedication and achievement of Organization's goals as entrusted on them.
4. To retain, motivate and promote talent and to ensure long term retention of talented managerial persons and create competitive advantage.

In the context of the aforesaid objectives the following policy has been framed and recommended by the Nomination & Remuneration Committee jointly with the Human Resources Department of the Company and adopted by the Board of Directors at its meeting held on 26th March, 2015.

DEFINITIONS

1. Board means Board of Directors of the Company.
2. Directors means Directors of the Company.
3. Committee means Nomination & Remuneration Committee of the Company as constituted or reconstituted by the Board.
4. Company means Country Condo's Limited.
5. Independent Director means a Director referred to in Section 149 (6) of the Companies Act, 2013.
6. Key Managerial Personnel (KMP) means:
 - i. Executive Chairman and / or Managing Director;
 - ii. Whole-time Director;
 - iii. Chief Financial Officer;
 - iv. Company Secretary;
 - v. Such other officer as may be prescribed under the applicable statutory provisions / regulations.
 - vi. Senior Management.
- vii. Senior Management means personnel of the Company occupying the position of Chief Executive Officer, Chief Operating Officer, Executive Vice President or Vice President of any division of the Company. Unless the context otherwise requires, words and expressions used in this policy and not defined herein but defined in the Companies Act, 2013 as may be amended from time to time shall have the meaning respectively assigned to them therein.

This Policy is divided in two parts: Part – A covers the appointment and nomination and Part – B covers remuneration and perquisites etc.

PART – A

POLICY FOR APPOINTMENT AND REMOVAL OF DIRECTOR, KMP AND SENIOR MANAGEMENT

APPOINTMENT

1. The candidate for a position at Director, KMP or Senior Management level is met by the Head HR and the Director to whom the position reports into. The interview is targeted at assessing the candidate on his/ her functional & leadership capabilities and cultural fitment to the organization.
2. The MD assesses the shortlisted candidates.
3. The candidate selected through the above rounds is met by the Corporate HR for fitment to the group values and leadership capability requirements.

The selected candidate's details and the proposed compensation is shared with the Nomination & Remuneration Committee for their review and suggestions. The same is shared with the Board at the next board meeting.

TERM/ TENURE

The tenure for Directors of Company shall be governed by the terms defined in the Companies Act, 2013. However, the tenure for other KMP and Senior Management Personnel will be governed by Company's HR policy.

EVALUATION

The performance of the whole-time Director, KMP and Senior Management Personnel is evaluated at regular intervals (half yearly/ yearly) by the whole-time Directors/ Managing Director, as applicable.

The performance evaluation of Independent Directors shall be done by the Board, excluding the Director being evaluated, basis the contributions made to the Board deliberations on various matters including business strategy, financial strategy, operations, cost and risk management, etc., and suggestions given in this regard.

REMOVAL

Due to reasons for any disqualification mentioned in the Companies Act, 2013, rules made thereunder or under any other applicable Act, rules and regulations, the Managing Director / Chief Executive Officer may recommend, to the Committee and the Board with reasons recorded in writing, removal of a Director, subject to the provisions and compliance of the said Act, rules and regulations.

For other KMP or Senior Management Personnel, the removal will be governed by Company's HR policy and the subsequent approval of the Managing Director / Chief Executive Officer.

RETIREMENT

The Director, KMP and Senior Management Personnel shall retire as per the applicable provisions of the Companies Act, 2013 and the prevailing policy of the Company. The Managing Director / Chief Executive Officer will have the discretion to retain the Director, KMP, Senior Management Personnel in the same position / remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

PART – B**POLICY RELATING TO EVALUATION AND REMUNERATION OF THE WHOLE-TIME DIRECTORS, KMP AND SENIOR MANAGEMENT PERSONNEL****EVALUATION PROCESS:**

A two-point rating scale for performance review of Executive Director, KMP and Senior Management is followed:

1. **Rating on Basic Job Responsibilities:** Indicating whether the basic job responsibilities have been met during the year.
2. **Rating on Goals:** Annual rating on each goal on a five-point scale. Weighted average of the ratings is calculated to arrive at a 'Weighted Goal Score'.

Based on a holistic view of the two-point rating, the supervisor provides an overall rating. This rating is reviewed by the Managing Director / Chief Executive Officer who does a Qualitative review of the performance based on the efforts put in by the employee, results achieved and impact of the external and internal factors, to arrive at a 'final annual rating'.

The revision in the total remuneration is directly linked to the 'final annual rating' for all employees.

1. The remuneration/ compensation/ commission etc., to the Whole-time Director, KMP and Senior Management Personnel will be determined by the Managing Director / Chief Executive Officer in accordance with the Company's HR policy, which is based upon the final annual rating, employee potential and market benchmark compensation. The revised remuneration is shared with the Nomination & Remuneration Committee for review.
2. If the stock options are granted to any Employee, then, the company stock options granted under the Employee Stock Grant Scheme to the Whole-time Director and Senior Management Personnel will be determined by the Managing Director / Chief Executive Officer as per the ESGS guidelines and recommended to the Committee and the Board for approval in the subsequent board meeting.
3. The remuneration/ compensation/ commission etc., shall be subject to the prior/ post approval of the shareholders of the Company and Central Government, wherever required.
4. The remuneration and commission to be paid to the Whole-time Director shall be in accordance with the percentage / slabs / conditions laid down in the Articles of Association of the Company and as per the provisions of the Companies Act, 2013, and the rules made thereunder.
5. Increments to the existing remuneration / compensation structure may be recommended by the Managing Director / Chief Executive Officer to the Committee and the Board which should be within the slabs approved by the Shareholders in the case of Whole-time Director. Increments will be effective from that respective date as the Board determines, in respect of a Whole-time Director and other employees of the Company.
6. Where any insurance is taken by the Company on behalf of its Whole-time Director, Chief Executive Officer, Chief Financial Officer, the Company Secretary and any other employee for indemnifying them against any liability, the premium paid on such insurance shall not be treated as part of the remuneration payable to any such personnel. Provided that if such person is proved to be guilty, the premium paid on such insurance shall be treated as part of the remuneration.

ANNEXURES TO DIRECTORS' REPORT**Annexure-II****FORM NO. MR-3****SECRETARIAL AUDIT REPORT**

For the Financial Year Ended on 31st March, 2026

(Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014)

To,
The Member's
M/S. COUNTRY CONDO'S LIMITED
CIN: L63040TG1987PLC007811
7-1-19/3, 1st Floor, I. S. R. Complex,
Kundanbagh, Begumpet,
Hyderabad – 500 016, Telangana, India

We have been appointed by the Shareholders of **M/s. Country Condo's Limited**, (Herein after called the "company") in the 38th Annual General Meeting of the Company to conduct the Secretarial Audit from the Financial Year ended on 31st March, 2026 till 31st March, 2030.

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Country Condo's Limited (CIN: L63040TG1987PLC007811) (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/ statutory compliances and expressing our opinion thereon.

Management Responsibility for Secretarial Compliances

The Company Management is responsible for preparation and maintenance of secretarial records and for devising proper system to ensure compliances with the provisions of applicable laws and regulations.

Secretarial Auditor's Responsibility

Our responsibility is to express an opinion on the secretarial records, standards and procedures followed by the Company with respect to secretarial compliances.

We believe that audit evidence and information obtained from the Company's Management is adequate and appropriate for us to provide a basis of our opinion.

Opinion

Based on our verification of the Company's Books, Papers, Minute Books, Forms and Returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2026 ('Audit Period') complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by Company for the financial year ended on 31st March, 2026. Further we report that books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March, 2026 according to the provisions of:

- i) The Companies Act, 2013 (the Act) and the rules made there under to the extent applicable;
- ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under;
- iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- iv) The Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **(Not Applicable to the Company during the Financial Year under Audit Period);**
- v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - c) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
 - d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not Applicable to the Company during the Audit Period);**
 - e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 **(Not Applicable to the Company during the Audit Period);**
 - f) The Securities and Exchange Board of India (Registrar to an Issue and Share Transfer Agents) Regulations, 1993, regarding the Companies Act, and dealing with client **(Not Applicable to the Company during the Audit Period);**
 - g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 **(Not Applicable to the Company during the Audit Period);**
 - h) The Securities and Exchange Board of India (Buy-back of Securities) Regulations, 2018 **(Not Applicable to the Company during the Audit Period);** and
 - i) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 **(Not Applicable to the Company during the Audit Period);**
- vi) We further report that, having regard to the compliance system prevailing in the Company and on examination of the relevant documents and records in pursuance thereof, on test-check basis, the Company has complied with the following other Acts, Laws and Regulations applicable specifically to the Company:
 - A. The Payment of Wages Act, 1936
 - B. The Minimum Wages Act, 1948
 - C. Employees' State Insurance Act, 1948
 - D. The Employees' Provident Fund And Misc. Provisions Act, 1952
 - E. The Payment of Bonus Act, 1965
 - F. The Payment of Gratuity Act, 1972
 - G. The Maternity Benefit Act, 1961
 - H. Income Tax Act, 1961
 - I. Goods & Service Tax Act, 2016
 - J. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996
 - K. Real Estate (Regulation and Development) Act, 2016
 - L. Karnataka Real Estate (Regulation and Development) Rules, 2016
 - M. Telangana State Real Estate (Regulation and Development) Rules, 2017
 - N. The Maharashtra Real Estate (Regulation and Development) Rules, 2016
 - O. Registration Act, 1908
 - P. Transfer of Property Act, 1882
 - Q. Development Control and Promotion Regulations, 2024

We have examined the registers, records and documents of the Company for the period commencing from 1st April, 2025 to 31st March, 2026 for compliances of provisions.

We have also examined compliance with the applicable clauses of the Secretarial Standards issued by The Institute of Company Secretaries of India (Secretarial Standards) which have mandatory application under the Provisions of Section 118(10) of the Companies Act, 2013.

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc., mentioned above.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice was given to all Directors to schedule the Board Meetings, Agenda and detailed notes on agenda were sent at least seven days in advance, and where the same were given at shorter notice than seven days, prior consent thereof were obtained and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

None of the members have communicated dissenting views, in the matters/agenda proposed from time to time for consideration of the Board and its Committees thereof, during the year under the report, hence were not required to be captured and recorded as part of the minutes.

All decisions at Board Meetings and Committee Meetings are carried out unanimously as recorded in the minutes of the meetings of the Board of Directors and Committees of the Board, as the case may be.

We further report that

There are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

Based on our examination and verification of the registers, records and documents produced to us and according to the information and explanations given to us by the Company,

We report that the Company has, in our opinion, complied with the provisions of the Act/ New Act and the Rules made thereunder and with the Memorandum and Articles of Association of the Company with regard to:

- (a) Maintenance of various statutory registers and documents and making necessary entries therein;
- (b) Closure of the Register of Members;
- (c) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies and Central Government;
- (d) Service of documents by the Company on its Members and the Registrar of Companies;
- (e) Notice of Meetings of the Board and Committees thereof;
- (f) Minutes of the meetings of the Board and Committees thereof including passing of resolutions by circulation;
- (g) Notice convening the 38th Annual General Meeting held on 26th September, 2025;
- (h) Minutes of 38th Annual General Meetings held on 26th September, 2025;
- (i) Approvals of the Members, the Board of Directors, the Committees of Directors and government authorities, wherever required;
- (j) Constitution of the Board of Directors/Committee(s) of Directors and appointment, retirement and re-appointment of Directors including the Managing Director and Executive Directors;
- (k) Payment of remuneration to the Directors including the Managing Director and Executive Directors;
- (l) Appointment and remuneration of Statutory Auditors;
- (m) Transfer and transmission of the Company's shares, issue and allotment of shares and issue and delivery of certificate(s) of shares;
- (n) Creation, Modification and Satisfaction of Charges, if any, registered with the Registrar of Companies;
- (o) Form of balance sheet as prescribed under Part I of Schedule VI to the Act and requirements as to Profit & Loss Account as per Part II of the said Schedule;

- (p) Contracts, common seal, registered office and publication of name of the Company; and
- (q) Generally, all other applicable provisions of the Act /the New Act and the Rules made thereunder.

We further report that:

- (a) The Directors have complied with the requirements as to disclosure of interests and concerns in contracts and arrangements, shareholdings/debentures holdings and directorships in other companies and interest in other entities;
- (b) The Directors have complied with the disclosure requirements in respect of their eligibility of appointment, their being independent and compliance with the Share Dealing Code and Code of Conduct of the Company;
- (c) The Company has obtained all necessary approvals under the various provisions of the Act/ New Act;
- (d) There was no prosecution initiated against or show cause notice received by the Company and no fines or penalties were imposed on the Company during the year under review under the Companies Act, SEBI Act, SCRA, Depositories Act, Listing Agreement and Rules, Regulations and Guidelines framed under these Acts against the Company, its Directors and Officers.

We further report that

The Company has complied with the provisions of the Depositories Act, 1996 and the Bye-laws framed under that Act by the depositories with regard to Dematerialization / Rematerialisation of securities and reconciliation of records of dematerialized securities with the securities issued by the Company.

We further report that

The Company has complied with the maintenance of the Structured Digital Database (SDD) as Required to be maintained under Regulation 3 (5) and 3(6) of The Prohibition of Insider Trading Regulations, 2015.

We further report that

Based on the recommendation of the Audit Committee and the Board of Directors of the Company, the members of the Company at their 38th Annual General Meeting held on September 26, 2025, approved the appointment of Gopal Dhanaji & Associates, Company Secretaries, as the Secretarial Auditors of the Company for the term of 5 (five) consecutive years, from (FY 2025-26 to FY 2029-2030), commencing from the conclusion of the 38th Annual General Meeting of the Company till the conclusion of the 42nd Annual General Meeting to be held in calendar year 2030.

We further report that

The Company has not undertaken any specific events / actions having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards.

**For Gopal Dhanaji & Associates,
Company Secretaries**

Signature _____

CS. Gopal Biradar Dhanaji

Proprietor

CP No. 8415

M No. F7676

UDIN No. F007676H001266221

Dated: 28/08/2026

Place: Hyderabad

PEER REVIEW REGISTRATION NO. 27472022

PEER REVIEW CODE: 895

Note: This report is to be read with our letter of even date which is annexed as 'ANNEXURE A' and forms an integral part of this report.

COUNTRY CONDO'S LIMITED

ANNEXURE A

To,
The Member's
M/S. COUNTRY CONDO'S LIMITED
CIN: L63040TG1987PLC007811
7-1-19/3, 1st Floor, I. S. R. Complex,
Kundanbagh, Begumpet,
Hyderabad – 500 016, Telangana, India

Our report of even date is to be read along with this letter

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of the laws, rules and regulations and happening of events etc.,
5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The secretarial audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**For Gopal Dhanaji & Associates,
Company Secretaries**

Signature _____
CS. Gopal Biradar Dhanaji
Proprietor
CP No. 8415
M No. F7676
UDIN No. F007676H001266221
Dated: 28/08/2026
Place: Hyderabad
PEER REVIEW REGISTRATION NO. 27472022
PEER REVIEW CODE: 895

REPORT ON CORPORATE GOVERNANCE**ANNEXURE – “A” TO DIRECTORS REPORT- CORPORATE GOVERNANCE
(Pursuant to Regulation 34(3) & 53(f) of the SEBI (Listing Obligations & Disclosure
Requirements) Regulations, 2015****COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE:**

“Corporate governance is concerned with holding the balance between economic and social goals and between individual and communal goals. The governance framework is there to encourage the efficient use of resources and equally to require accountability for the stewardship of those resources. The aim is to align as nearly as possible the interests of individuals, corporations and society.” (Sir Adrian Cadbury, UK, Commission Report: Corporate Governance 1992).

Corporate governance is an ethically driven business process that is committed to values aimed at enhancing an organization's wealth generating capacity. This is ensured by conducting business with a firm commitment to values, while at the same time, meeting stakeholders' expectations.

Strong leadership and effective corporate governance practices have been your's Company's hallmark inheritance from the Company's culture and ethos. At Country Condo's Limited, it is imperative that business is conducted in a fair and transparent manner. The corporate governance framework ensures effective engagement with various stakeholders and helps the Company evolve with changing times. It oversees business strategies and ensures fiscal accountability, ethical corporate behavior and fairness to all stakeholders comprising of regulators, employees, customers, vendors, investors and the society at large.

Country Condo's Limited believes that good governance is essential to achieve long term corporate goals and enhance stakeholders' value. Thus the Company's philosophy on Corporate Governance aims at attaining the highest level of transparency, accountability towards its stakeholders, including shareholders, employees, the Government and lenders and to maximize returns to shareholders through creation of wealth on sustainable basis, compliance of laws in all facets of operations leading to best standards of Corporate Governance. The Company believes that good ethics make good business sense and our business practices are set keeping with this spirit.

The Company endeavors to achieve optimum performance at all levels of management by adhering to good corporate governance practices, namely, the following:

- a) Fair and transparent business practices.
- b) Effective management control by Board.
- c) Adequate representation of Promoter, Executive and Independent Directors on the Board.
- d) Monitoring of executive performance by the Board.
- e) Compliance of Laws.
- f) Transparent and timely disclosure of financial and management information.

THE GOVERNANCE STRUCTURE**1. BOARD OF DIRECTORS:****a) Board Structure**

The Company has an optimal combination of executive, non-executive and independent directors to maintain the independence of the Board from the management, which is in conformity with the requirement of Section 149(4) of the Companies Act, 2013 (the Act) and Regulation 17 of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations').

As of March 31, 2026, the Board of Directors of the Company consisted of 10 (Ten) Directors drawn from diverse fields/professions, the Company has 10 Directors with a Non-Executive Chairman. Out of 10 Directors, 9 are Non-Executive of which 5 are Independent Directors. Non-Executive Directors bring independent views and judgment in the decision-making process of the Board.

As required under Regulation 17A, 25 & 26(1) of Listing Regulations and confirmed by directors, none of the Directors on the Board of Company is a Director (including any alternate director) in more than 10 public limited companies (as specified in section 165 of the Act). Further, none of the Directors on the Board is a Member of more than 10 Committees and Chairperson of more than 5 Committees, across all the Indian public limited companies in which he/she is a Director. The Directors have made necessary disclosures regarding Committee positions in other public companies as on 31st March, 2026. Details of Directorship of Directors of the Company as on March 31, 2026, in other listed entities during the Financial Year 2025-26 are given in below Table 3.

The names and categories of the Directors on the Board, their attendance at Board Meetings held during the year and the number of Directorships and Committee Chairmanships / Memberships held by them in other companies is given below. Other Directorships do not include Alternate Directorships, Section 8 Companies of the Companies Act, 2013 and of Companies incorporated outside India.

In accordance with Regulation 27 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Memberships / Chairmanships of only the Audit Committee, Nomination & Remuneration Committee, Corporate Social Responsibility Committee and Stakeholders' Relationship Committee in all Public Limited Companies (excluding Country Condo's Limited) have been considered.

b) Board Meeting held and Directors' attendance record

The Board looks at strategic planning and policy formulation. The Board meets at least once in every quarter to review the Company's operations and to consider, among other businesses, the quarterly performance and financial results of the Company. During the reporting period the maximum time gap between any two meetings of the Board is not more than 120 days. Further, the Company has adopted and adhered to the Secretarial Standards prescribed by the Institute of Company Secretaries of India and notified by the Central Government in relation to the meetings of the Board and Committees, constituted by the Board ("SS-1") and in respect of General Meetings of Members ("SS-2").

The meetings and agenda items taken up during the meetings complied with the Act and Listing Regulations read with various circulars issued by Ministry of Corporate Affairs (MCA) and Securities Exchange Board of India ("SEBI").

The agenda of Board Meetings containing all necessary information / documents are made available to the Board / Committees in advance to enable the Board / Committees to discharge its responsibilities effectively and take informed decisions. Where it is not practicable to send the relevant information as a part of agenda papers, the same are tabled at the meeting or / and the presentations are made by the concerned managers to the Board, subject to compliance with legal requirements. Considerable time is spent by the Directors on discussions and deliberations at the Board / Committee Meetings. The Board periodically reviews the compliance reports of all laws applicable to the Company.

The information as specified in Part A of Schedule II read with Regulation 17(7) of the Listing Regulations, are regularly made available to the Board, whenever applicable, for discussion and consideration.

The details of Board meetings held during the Financial Year 2025-26 and Directors' attendance record are given in below Table 1 & 2.

5 (Five) Board Meetings were held during the year and the gap between two meetings did not exceed 120 days. The dates on which the Board Meetings were held are as follows:

30th May, 2025, 14th August, 2025, 03rd September, 2025, 14th November, 2025 and 13th February, 2026.

Table 1: The details of meetings of the Board held during the financial year 2025-26 are as under:

Sr. No.	Date on which Board Meeting was held	Total strength of the Board on the date of Meeting	No. of Directors present at the Board Meeting
1	30.05.2025	10	10
2	14.08.2025	10	10
3	03.09.2025	10	8
4	14.11.2025	10	9
5	13.02.2026	10	10

The recommendations of the Board Committee on the proposals requiring Board approval were duly accepted by the Board.

Table 2: Details about the Company's Directors and Meetings attended by the Directors during the Financial Year 2025-26

Name of the Director	Category	No. of Board Meeting held during the FY 2025-26	No. of Board Meetings attended during the FY 2025-26	No. of Other Directorships held in Companies incorporated in India as at 31.03.2026 (Including this Company)	No. of Memberships / Chairmanships in Board Committees as at 31.03.2026 (Including this Company)		Whether attended last AGM (held on 26.09.2025)
					Chairman-ships	Memberships	
Y. Rajeev Reddy	Non-Executive Chairman & Director	5	4	10 Public Companies & 1 Private Companies	Nil	Nil	Yes
Y. Siddharth Reddy	Non-Executive Vice-Chairman & Director	5	5	10 Public Companies & 1 Private Companies	Nil	1	Yes
Y. Varun Reddy	Non-Executive Vice-Chairman & Director	5	5	10 Public Companies & 1 Private Company	Nil	Nil	Yes
D. Krishna Kumar Raju	Executive Vice-Chairman & CEO	5	5	1 Public Company	Nil	Nil	Yes
Y. Manjula Reddy	Non-Executive Director	5	5	9 Public Companies & 1 Private Companies	Nil	Nil	Yes
K. Subramanyam Raju	Independent Non-Executive Director	5	3	1 Public Company & 1 Private Company	Nil	Nil	Yes
Peethala Krupavaram	Independent Non-Executive Director	5	5	5 Public Companies	4	Nil	Yes

Korlepara Sriram Chandra Murthy	Independent Non-Executive Director	5	5	4 Public Companies	Nil	4	Yes
N. Rama Lingeswara Swamy	Independent Non-Executive Director	5	5	1 Public Company	Nil	4	Yes
Srinivas Pasham	Independent Non-Executive Director	5	5	1 Public Company	Nil	Nil	Yes

Table 3: Details of Directorship of Directors of the Company as on March 31, 2026, in other listed entities during the Financial Year 2025-26:

Name of Directors	Name of other listed entities in which Directors of the Company are Directors	Category of Directorship
Y. Rajeev Reddy	i. Country Club Hospitality & Holidays Limited	Chairman & Managing Director
Y. Siddharth Reddy	i. Country Club Hospitality & Holidays Limited	Vice-Chairman, JMD & CEO
Y. Varun Reddy	i. Country Club Hospitality & Holidays Limited	Vice-Chairman, JMD & COO
D. Krishna Kumar Raju	NIL	NIL
Y. Manjula Reddy	NIL	NIL
K. Subramanyam Raju	NIL	NIL
Peethala Krupavaram	NIL	NIL
Korlepara Sriram Chandra Murthy	NIL	NIL
N. Rama Lingeswara Swamy	NIL	NIL
Srinivas Pasham	NIL	NIL

c) Relationship between Directors inter-se:

S. No	Name of the Director	Relationship
1	Y. Siddharth Reddy	Son of Y. Rajeev Reddy (Chairman & Director) Son of Y. Manjula Reddy (Director) Brother of Y. Varun Reddy (Vice-Chairman & Director)
2	Y. Varun Reddy	Son of Y. Rajeev Reddy (Chairman & Director) Son of Y. Manjula Reddy (Director) Brother of Y. Siddharth Reddy (Vice-Chairman & Director)
3	Y. Manjula Reddy	Wife of Y. Rajeev Reddy (Chairman & Director) Mother of Y. Siddharth Reddy (Vice-Chairman & Director) Mother of Y. Varun Reddy (Vice-Chairman & Director)
4	Y. Rajeev Reddy	Husband of Y. Manjula Reddy (Director) Father of Y. Siddharth Reddy (Vice-Chairman & Director) Father of Y. Varun Reddy (Vice-Chairman & Director)

Except as disclosed above, no Director of the Company is related to any other Director on the Board.

None of the Non-Executive Directors have any material pecuniary relationship or transactions with the Company.

As required under Regulation 17A, 25 & 26(1) of Listing Regulations and confirmed by directors, none of the Directors on the Board of the Company was a Director (including holding any alternate directorships) in more than 10 (ten) public limited companies (as specified in Section 165 of the Act). Further, as on March 31, 2026, none of the Directors on the Board was a Member of more than 10 (ten) Committees and Chairperson of more than 5 (five) Committees, across all the Indian public limited companies in which he/she was a director.

A separate meeting of Independent Directors was held on February 13, 2026 to, inter alia, review the performance of Non-Independent Directors, Chairman of the Company and the Board as a whole.

Table 4: Number of Equity Shares held by each of the Directors of the Company:

Sl. No.	Name	Equity Shares held as on 31-03-2026	
		No. of shares	% of total shares of the company
1	Shri Y. Rajeev Reddy	39706635	51.17
2	Shri Y. Siddharth Reddy	988920	1.27
3	Shri Y. Varun Reddy	1087681	1.40
4	Shri D. Krishna Kumar Raju	410246	0.53
5	Smt. Y. Manjula Reddy	8700	0.01
6	Shri. K. Subramanyam Raju	0	0.00
7	Shri Peethala Krupavaram	0	0.00
8	Shri Korlepara Sriram Chandra Murthy	0	0.00
9	Shri N. Rama Lingeswara Swamy	0	0.00
10	Shri Srinivas Pasham	0	0.00

d) Certificate from Company Secretary in practice:

A certificate from M/s. Gopal Dhanaji & Associates, Company Secretaries represented by Mr. Gopal Biradar Dhanaji (Membership No. FCS 7676), Practicing Company Secretary, stating that none of the directors on the board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by SEBI / Ministry of Corporate Affairs or any other statutory authority is annexed to this report.

e) Independent Directors:

In the 38th Annual General Meeting held on September 26, 2025, the Members of the Company has Approved the Re-Appointment of the 2 (Two) Independent Directors namely, Shri Peethala Krupavaram and Shri Korlepara Sriram Chandra Murthy, for the second term for a further period of 5 Years commencing from September 28, 2025 up to September 27, 2030 and they were not eligible for further Re-appointment, whose office is not liable to retire by rotation.

Further in the 34th Annual General Meeting held on September 27, 2021, the Members of the Company has Approved the Re-Appointment of Shri K. Subramanyam Raju, as Independent Director of the Company for a further period of 5 Years commencing from September 27, 2021 up to September 26, 2026 and he is not eligible for further Re-appointment, whose office is not liable to retire by rotation.

Further in the 37th Annual General Meeting held on August 30, 2024, the Members of the Company has Approved the Appointment of Shri Namburi Rama Lingeswara Swamy and Shri Srinivas Pasham, as Independent Director of the Company for the first term for a period of 5 Years commencing from August 30, 2024 up to August 29, 2029, whose office is not liable to retire by rotation.

Further in the 39th Annual General Meeting scheduled to be held on September 28, 2026, the office of Smt. Poojitha Baheti has been proposed to be appointed for the first term for a period of 5 Years commencing from September 04, 2026 up to September 03, 2031, whose office is not liable to retire by rotation.

The Independent Directors have confirmed that they meet the criteria as mentioned under Regulation 16(1) (b) of the Listing Regulations read with Section 149(6) of the Companies, Act 2013. Basis the declarations received from the Independent Directors, the Board of Directors have confirmed that they meet the criteria of independence as mentioned under Regulation 16(1)(b) of the Listing Regulations and read conjointly with Section 149(6) of the Act, that they are independent of the management.

As required under Regulation 46(2)(b) of the Listing Regulations, the Company has issued a formal letter of appointment to the Independent Directors in the manner as provided in the Act and Listing Regulations. The terms and conditions of their appointment have also been displayed on the website of the Company at <https://countrycondos.co.in/independent-director-appointment-letters.php>.

In terms of Regulation 25(8) of the Listing Regulations, the Independent Directors have confirmed that they are not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties with an objective independent judgment and without any external influence.

Meeting of Independent Directors:

During the year under review, the independent directors met on February 13, 2026, inter alia, to discuss, review and assess:

- the performance of non-independent directors and the board of directors as a whole;
- the performance of the Chairperson of the Company, taking into account the views of the Executive and Non-Executive Directors;
- the quality, content and timelines of flow of information between the Management and the Board that is necessary for the Board to effectively and reasonably perform its duties; and
- other related matters.

All the Independent Directors were present at the above meeting.

f) Familiarization Program for Independent Directors:

The Company conducts familiarization programs for Independent Directors to enable them to understand their roles, rights and responsibilities. At the time of appointment of Independent Directors, they are given a detailed orientation on the Company, industry, strategy, policies and Code of Conduct, regulatory matters, business, financial matters, human resource matters and Corporate Social Responsibility initiatives of the Company. Presentations are also made at the Board and Committee meetings which facilitates them to clearly understand the business of the Company and the environment in which the Company operates. Operational updates are provided for them to have a good understanding of Company's operations, businesses and the industry as a whole. They are periodically updated on material changes in regulatory framework and its impact on the Company. The Company's Policy of conducting the Familiarization Program has been disclosed on the website of the Company at https://countrycondos.co.in/familiarization_program.php.

g) Information available to the Board of Directors:

The Board of Directors of the Company are aware of all the day to day happenings of the Company, and are involved in each and every small decision to keep the Company safe from any troubles. Following is the minimum information, from which the Board is regularly updated:

- Annual operating plans and budgets, capital budgets and updates.
- Quarterly results of our operating divisions / business segments.
- Minutes of meetings of audit, nomination & remuneration and stakeholders relationship committees as well as abstracts of circular resolutions passed.
- General notices of interest received from directors.
- Information on recruitment and remuneration of senior officers just below the Board level, including appointment or removal of the CEO, CFO and Company Secretary.
- Materially important litigation's, show cause, demand, prosecution and penalty notices.
- Fatal or serious accidents, dangerous occurrences, and material effluent or pollution problems.
- Any materially relevant defaults in financial obligations to and by us.

- Any issue that involves possible public or product liability claims of a substantial nature.
- Details of joint ventures, acquisitions of companies or collaboration agreements.
- Transactions that involve substantial payments towards goodwill, brand equity or intellectual property.
- Any significant development on the human resources aspects.
- Sale of material nature, of investments and assets, which are not in the normal course of business.
- Details of foreign exchange exposure and the steps taken by the Management to limit risks of adverse exchange rate movement.
- Non-compliance of any regulatory, statutory or listing requirements, as well as shareholder services such as delays in share transfer.

h) Code of Conduct:

In pursuance to Regulation 27 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has adopted a Code of Conduct for all Board Members and Senior Management personnel of the Company. The Code of Conduct has been made available on our website, <https://countrycondos.co.in/codeofconduct.php>. All the members of the Board and Senior Management Personnel have affirmed their compliance with the Code of Conduct. A declaration regarding the Code of Conduct's Compliances has been given at the end of the Corporate Governance Report, signed by the Vice-Chairman & CEO.

i) Salient Features of Policy for Remuneration to Non-Executive including Independent Directors:

- NRC shall decide the basis for determining the compensation to Non-Executive Directors, whether as commission or otherwise and submit its recommendations to the Board. The Board shall determine the compensation payable to Non-Executive Directors within the overall limits specified in the Shareholders resolution.
- In addition to the above, the Non-Executive Directors are entitled to sitting fees for attending Board / Committee meetings, reimbursement of expenses incurred in discharge of their duties (Including Independent Directors).
- The Non-Executive Non-Independent Directors who are in the employment and who receive remuneration from the holding company or any other group company are not paid any sitting fees or any remuneration.

j) Annual Evaluation of the Board and Individual Directors

Pursuant to the provisions of the Act and the Listing Regulations, the Board has carried out the annual evaluation of its own performance, as well as the working of its individual Committees. A structured questionnaire was prepared after taking into consideration, inputs received from the Directors, which covered aspects of the Board's functioning such as adequacy of the composition of the Board and its committees, Board culture, execution and performance of specific duties, obligations and governance.

A separate exercise was carried out to evaluate the performance of individual directors to obtain an overview of the functioning of the Board/ Committees, inter alia, on the broad criteria i.e. attendance and level of participation at meetings of the Board/ Committees, independence of judgement exercised by Independent Directors, interpersonal relationship and so on.

The Independent Directors have expressed their satisfaction at the robustness of the evaluation process, the Board's freedom to express its views on matters transacted at the meetings and the openness and transparency with which the Management discusses various subject matters specified on the agenda of meetings. The consolidated Evaluation Report of the Board, based on inputs received from the Directors was discussed at the meeting of the Board held on February 13, 2026 and the action areas identified in the process are being implemented to ensure a better interface at the Board/ Management level.

k) Board Skills, Capabilities and Experiences:

The Company recognize the importance of having a board comprising of directors who have a range of experiences, capabilities and diverse points of view. This helps the Company to create an effective and well-rounded board. The capabilities and experiences sought in the Company's directors are outlined here:

- **Strategy & Business** – Is or has been the Chief Executive Officer or held any other leadership position in an organization leading to significant experience in strategy or business management. Brings the ability to identify and assess strategic opportunities and threats in the context of the business.
- **Industry Expertise** – Has expertise with respect to the sector the organization operates in. Has an understanding of the 'big picture' in the given industry and recognizes the development of industry segments, trends, emerging issues and opportunities.
- **Market Expertise** – Has expertise with respect to the geography the organization operates in. Understands the macro-economic environment, the nuances of the business, consumers and trade in the geography, and has the knowledge of the regulations & legislations of the market(s) the business operates in.
- **Technology & Future Perspective** – Has expertise with respect to business specific technologies such as in the field of R&D, Manufacturing etc., has experience and adds perspective on the future ready skills required by the organization such as E-Commerce, Digital, and Sustainability etc.,
- **People & Talent Understanding** – Has experience in human resource management such that they bring in a considered approach to the effective management of people in an organization.
- **Governance, Finance & Risk** – Has an understanding of the law and application of corporate governance principles in a commercial enterprise of similar scale. Capability to provide inputs for strategic financial planning, assess financial statements and oversee budgets for the efficient use of resources. Ability to identify key risks for the business in a wide range of areas including legal and regulatory.
- **Diversity of Perspective** – Provides a diversity of views to the board that is valuable to manage our customer, consumer, employee, key stakeholder or shareholders.

Board Membership Criteria and list of core skills / expertise / competencies identified in the context of the business:

The Board of Directors are collectively responsible for selection of a Member on the Board. In terms of requirement of Listing Regulations, the Board has identified the following core skills / expertise /competencies of the Directors in the context of the Company's business for effective functioning as given below:

Directors Name / Skills	Gender	Strategy & Business	Industry Expertise	Market Expertise	Tech & Future Perspective	Governance, Finance & Risk	People & Talent Understanding	Diversity of Perspective
Y. Rajeev Reddy	M	✓	✓	✓	✓	✓	✓	✓
Y. Siddharth Reddy	M	✓	✓	✓	✓	✓	✓	✓
Y. Varun Reddy	M	✓	✓	✓	✓	✓	✓	✓
D. Krishna Kumar Raju	M	✓	✓	✓	✓	✓	✓	✓
Y. Manjula Reddy	F	✓	✓	✓	-	✓	✓	-
Srinivas Pasham	M	✓	-	✓	✓	✓	-	✓
N. Rama Lingeswara Swamy	M	✓	✓	✓	-	✓	✓	✓
K. Subramanyam Raju	M	✓	-	✓	-	✓	-	✓
Peethala Krupavaram	M	✓	✓	✓	-	✓	✓	-
Korlepara Sriram Chandra Murthy	M	✓	✓	✓	-	✓	-	✓

2. COMMITTEES OF THE BOARD:

The Company has over the years maintained the highest standards of corporate governance processes and has had the foresight to set up corporate governance practices in line with the requirement of Listing Regulations.

The constitution, terms of reference and the functioning of the existing committees of the Board is explained hereunder. Each committee demonstrates the highest levels of governance standards and has the requisite expertise to handle issues relevant to their fields. These committees spend considerable time and provide focused attention to various issues placed before them and the guidance provided by these committees lend immense value and support, enhancing the qualitiveness of the decision-making process of the Board. The Board reviews the functioning of these committees from time to time.

The meetings of each of these committees are convened by the respective Chairpersons and the minutes of these meeting are placed before the Board for noting. The minutes of the committee meetings are sent to respective members for their approval/comments as per the prescribed Secretarial Standards-1 and after the minutes are duly approved, these are circulated to the Board of Directors and presented at the Board meetings.

A. AUDIT COMMITTEE:

The Audit Committee supports the Board in meeting its responsibilities in relation to the integrity of the Group's financial statements and associated announcements, the adequacy of internal control and risk management systems and the appointment and work of the internal and external auditors.

The Audit Committee acts as an interface between the Statutory and Internal Auditors, the Management and the Board of Directors. It addresses itself to matters pertaining to adequacy, accuracy and reliability of financial statements, adequacy of provisioning of liabilities, sound working capital management analysis, time and cost overruns in implementation of projection opportunities. The Committee also looks into adequacy, transparency and time.

It assists the Board in fulfilling its responsibilities of monitoring financial reporting processes, reviewing the Company's established systems and processes for internal financial controls and governance and reviews the Company's statutory and internal audit processes.

The terms of reference of the Audit Committee are in conformity with the requirements of Section 177 of the Act and Regulation 18 of SEBI Listing Regulations.

a) Composition of the Audit Committee:

The Audit Committee for the year was constituted of the following members:

The composition of the Audit Committee of the Company is in line with the provisions of Section 177 of the Companies Act, 2013 read with Regulation 18 of the Listing Regulations. The Company's Audit Committee comprises 3 (Three) Independent Directors.

Name of the Member		Category
1. Sri Peethala Krupavaram, Chairman	}	Independent, Non - Executive Directors
2. Sri K. Sriram Chandra Murthy, Member		
3. Sri Rama Lingeswara Swamy Namburi, Member		

Mr. Laxmikanth Jakhotia, Company Secretary & Compliance Officer of the Company acts as the Secretary of the Audit Committee.

b) Attendance of Members at the Audit Committee Meetings:

The Committee met 4 (four) times during the Financial Year ended March 31, 2026, i.e. on May 30, 2025, August 14, 2025, November 14, 2025 and February 13, 2026. Following are the attendance of each member in the Audit Committee Meetings:

Name of the Director	No. of Meetings	
	Held	Attended
Sri Peethala Krupavaram	4	4
Sri Korlepara Sriram Chandra Murthy	4	4
Sri Rama Lingeswara Swamy Namburi	4	4

All the members of the Audit Committee are eminent professionals and draw upon their experience and expertise across a wide spectrum of functional areas such as finance and corporate strategy. The Chairman of the Audit Committee was present at the 38th Annual General Meeting of the Company held on September 26, 2025 to answer Members' queries. Minutes of each of the meeting of the Audit Committee are placed before the Board at its meetings. The Audit Committee invites the executives of the Company viz., Managing Director & Chief Executive Officer, Executive Directors, Chief Financial Officer, Head of Finance, as it considers appropriate and the representatives of the Statutory Auditors and Internal Auditors at its meetings.

Mr. Laxmikanth Jakhotia, Company Secretary & Compliance Officer of the Company serves as the Secretary to the Audit Committee. He was also appointed as the Compliance Officer by the Board to ensure compliance and effective implementation of the Insider Trading Code.

c) Powers of the Audit Committee:

The Board of Directors of the company has delegated the following powers to the Audit Committee, in pursuance with Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

1. To investigate any activity within its terms of reference.
2. To seek information from any employee.
3. To obtain outside legal or other professional advice.
4. To secure attendance of outsiders with relevant expertise, if it considers necessary.

d) Role of Audit Committee:

In current scenario, the Audit Committee plays a vital role for ensuring proper compliance and keeping the accurate financial data towards the Shareholders of the Company, for preventing the Company from scams. Therefore, to ensure the true and fair view of the Financial Information of the Company, the Audit Committee has properly complied its role as mentioned in Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

i) Performance of Audit Committee

The Audit Committee of the Company performs the following functions:

- Overview of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible.
- Reviewing with the Management the annual financial statements and Auditors report before submission to the Board, focusing primarily on:
 - Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013.
 - Any changes in accounting policies and practices and reasons for the same.
 - Major accounting entries involving estimates based on exercise of judgment by Management.
 - Qualifications in the draft audit report, if any.
 - Significant adjustments made in the financial statements arising out of audit findings.
 - The going concern assumption.
 - Compliance with Accounting Standards.
 - Compliance with the requirements of the stock exchanges, if applicable, and legal requirements concerning financial statements.
 - Any related party transactions as per Indian Accounting Standard 24.
 - Reviewing the Company's financial and risk management policies.
 - Scrutiny of inter-corporate loans and investments.

ii) Internal Control

- Reviewing with the Management, External and Internal Auditors, the adequacy of internal control systems.
- Evaluation of internal financial controls.

iii) External and Internal Audit

- Reviewing the adequacy of internal audit function, including the Audit Charter, the structure of the internal audit department, approval of the audit plan and its execution, staffing and seniority of the official heading the department, reporting structure, coverage and frequency of internal audit.
- Reviewing the appointment, removal and terms of remuneration of the Chief Internal Auditor.
- Discussing with the Internal Auditors any significant findings and follow-up thereon.
- Reviewing the findings of any internal investigations by the Internal Auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board.
- Recommending the appointment / re-appointment and removal/ replacement of External Auditors and approve of audit fee and payment for any other services.
- Discussing with External Auditors before the audit commences, the nature and scope of audit as well as post-audit discussion to ascertain any area of concern.
- Review and monitor the auditor's independence and performance, and effectiveness of audit process;

iv) Related Party Transactions

- A statement of all transactions with related parties or any subsequent modification of transactions of the Company with related parties including their basis shall be placed before the Audit Committee for formal approval or omnibus approval.
- Lay down criteria for granting omnibus approval to related party transactions.
- Satisfy itself of the need for omnibus approval of related party transaction and that the approval is in the interest of the Company.
- Grant omnibus approval for related party transactions not exceeding ₹ 5 Lakhs per transaction.
- Review, on quarterly basis, the details of Related Party Transactions entered into by the Company pursuant to each of the omnibus approval given.
- Recommend the revision in Policy on material related party transactions and also on dealing with Related Party Transactions, to align it with the extant applicable provisions.

v) Compliance

- Reviewing the effectiveness of the system for monitoring compliance with laws and regulations and the results of Management's investigation and follow-up (including disciplinary action) of any instances of non-compliance.
- Reviewing the findings of any examinations by regulatory agencies, and any auditor observations.
- Reviewing the process for communicating the Code of Conduct to Company personnel, and for monitoring compliance therewith.
- Obtaining regular updates from the Management regarding compliance matters.
- Looking into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends), and creditors;

vi) Reporting Responsibilities

- The Audit Committee will update the Board, periodically.
- The Chairman of the Audit Committee shall be present at the Annual General Meetings to answer shareholder queries and clarification on matters relating to audit.
- The Annual Report of the Company shall disclose the composition of the Audit Committee, brief description of the scope of the Audit Committee Charter, names of members, Chairperson, meetings and attendance.
- The recommendations of the Audit Committee on any matter relating to financial management including the audit report, shall be binding on the Board.
- If the Board does not accept the recommendations of the Audit Committee, it shall record the reasons thereof and communicate such reasons to the shareholders.

vii) Other Responsibilities

- Valuation of undertakings or assets of the Company, wherever it is necessary.
- Performing other activities related to this Charter as requested by the Board of Directors.
- Carry out all such additional functions as may be required under the Listing Regulations or other regulatory requirements applicable from time to time.
- Reviewing the functioning and compliances as regards the Company's Whistle Blower Policy.
- Instituting and overseeing special investigations as needed.
- Confirming annually that all responsibilities outlined in this Charter have been carried out.
- Approval of appointment of CFO after assessing the qualifications, experience and background, etc., of the candidate;

e) Review of information by Audit Committee:

Following information has been regularly reviewed by the Audit Committee in their meetings:

- Management discussion and analysis of financial condition and results of operations;
- Statement of significant related party transactions (as defined by the audit committee), submitted by management;
- Management letters / letters of internal control weaknesses issued by the Statutory Auditors;
- Internal audit reports relating to internal control weaknesses; and
- The appointment, removal and terms of remuneration of the Chief Internal Auditor shall be subject to review by the Audit Committee.

B. NOMINATION AND REMUNERATION COMMITTEE:

The constitution, scope and powers of the Nomination & Remuneration Committee of the Board of Directors are in accordance with the provisions of Section 178 of the Companies Act and Regulation 19 of the Listing Regulations. The Nomination & Remuneration Committee, *inter alia*, observes the requirements pertaining to the appointment and remuneration of the Managing Director / Whole-time Directors / Chief Executive Officer, the Executive Directors, Key Managerial Personnel of the Company.

However, the remuneration of the Key Managerial Personnel is subject to approval of the Board and Managing Directors / Whole-time Directors is subject to approval of the board and the Company in General Meeting and such approvals as may be necessary.

a) The Nomination and Remuneration Committee for the year was constituted of the following members:

The composition of the Committee is in line with the provisions of Regulation 19(1)(c) of the Listing Regulations, which requires that at least two thirds of the Committee shall comprise of Independent Directors.

The Nomination & Remuneration Committee consists of 3 (Three) Independent Directors. During the Financial Year ended March 31, 2026, the Committee met 1 (One) time, i.e. on September 03, 2025. All the Members have attended the Nomination & Remuneration Committee Meeting duly held on September 03, 2025. The composition details of the Nomination & Remuneration Committee are given in the table below:

Name of the Member	Category
1. Sri Peethala Krupavaram, Chairman	Independent, Non - Executive Directors
2. Sri K. Sriram Chandra Murthy, Member	
3. Sri Rama Lingeswara Swamy Namburi, Member	

Mr. Laxmikanth Jakhota, Company Secretary & Compliance Officer of the Company acts as the Secretary of the Nomination & Remuneration Committee.

b) Role of the Nomination and Remuneration Committee:

The Nomination and Remuneration Committee shall function in accordance with the terms of reference made by the Board of Directors, which are given as follows:

- (i) Review of proposals for appointment of Directors and Senior Management (employees in Core Management Team - one level below Managing/Executive Directors) and their recommendation to the Board;
- (ii) Formulation of the criteria for determining qualifications, positive attributes and independence of a Director;
- (iii) To evaluate the balance of skills, knowledge and experience on the Board and on that basis to prepare a description of the role and capabilities required of an independent director;
- (iv) Formulation of a performance evaluation methodology for evaluation of the Board, its committees and individual directors and reviewing the process from time to time;
- (v) Periodically overseeing evaluation of the Board, its committees and individual directors and recommending desirable changes in the Board size, composition, committee structure and processes, and other aspects of the Board's functioning;
- (vi) Recommend to the Board a policy relating to the remuneration for the directors, key managerial personnel and senior management;
- (vii) Recommend to the Board on the appointment and the terms & conditions of appointment of Managing Director(s) and the Whole-time Director(s);
- (viii) Reviewing and recommending the remuneration structure of Managing Director(s) and the Whole-time Director(s), to the Board;
- (ix) To approve and recommend the Employee Stock Option Scheme (if any) for the approval of the shareholders;
- (x) To supervise the implementation of Employee Stock Option Scheme, (if any);
- (xi) Recommend to the Board of Directors, the remuneration payable to the Senior Management as defined under the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 or any other law for the time being in force;

Please refer to the Director's report for Performance Evaluation Criteria for the Independent Directors.

REMUNERATION OF DIRECTORS:

Details of remuneration to the Directors for the year are given in table below:

Name of the Director	Relationship with other Directors	Business relationship with other Directors	Loans and advances from the Company	Remuneration / Sitting Fee paid during the Financial Year ending March 31, 2026			
				Sitting Fee	Salary	Commission	Total
Sri D. Krishna Kumar Raju	None	Executive Director Vice-Chairman & CEO	Nil	NA	42,90,000	0	42,90,000
K. Subramanyam Raju	None	Independent Director	Nil	40,000	0	0	40,000
P. Krupavaram	None	Independent Director	Nil	40,000	0	0	40,000
K. Sriram Chandra Murthy	None	Independent Director	Nil	40,000	0	0	40,000
N. Rama Lingeswara Swamy	None	Independent Director	Nil	40,000	0	0	40,000
Srinivas Pasham	None	Independent Director	Nil	40,000	0	0	40,000

Apart from the above-mentioned Director, None of the Other Non-Executive Directors has drawn any Remuneration or Sitting Fees during the Financial Year 2025-2026.

Performance evaluation criteria:

The Committee evaluates the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepares a description of the role and capabilities required for Independent Director. The person recommended to the Board for appointment as an Independent Director shall have the capabilities identified in such description.

One of the key functions of Nomination & Remuneration Committee is to evaluate the performance of executive/ Non-Executive Independent Directors. The questionnaire of the survey is a key part of the process of reviewing the functioning and effectiveness of the Board and for identifying possible paths for improvement. Each Board member is requested to evaluate the effectiveness of the Board dynamics and relationships, information flow, decision-making of the directors, relationship with stakeholders, Company performance and strategy, and the effectiveness of the whole Board and its various committees. Feedback on each director is encouraged to be provided as part of the survey.

The Nomination and Remuneration Policy of the Company can be accessed at the Company's website at the link <https://countrycondos.co.in/policies.php>

Notes:

- a) The Company has not issued any Stock options.
- b) There were no service contracts/Agreements with our Directors.
- c) None of our Directors is eligible for severance pay.
- d) The terms and conditions with regard to appointments Managing Directors and Executive Directors are contained in the respective resolutions passed by the Board or Members in their respective meetings. There are no severance fees.

C. STAKEHOLDERS' RELATIONSHIP COMMITTEE:

i) Brief Description of the terms of reference:

The terms of reference of the Stakeholders' Relationship Committee are extensive covering the mandatory requirements under Regulation 20(4) read with Part D of Schedule II of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 and Section 178 of the Companies Act, 2013, which includes attending and resolving investors' grievances / complaints of security holders included but not limited to the matters pertaining to transfer of shares, issue of duplicate share certificates, non-receipt of annual report and non-receipt of declared dividend, etc.,

ii) The Stakeholders' Relationship Committee for the year was constituted of the following members:

The Stakeholders' Relationship Committee consists of 3 (Three) Independent Directors. During the Financial Year ended March 31, 2026, the Committee met 1 (One) time, i.e. on February 13, 2026. All the Members have attended the Stakeholders' Relationship Committee Meeting duly held on February 13, 2026 respectively. The composition details of the Stakeholders' Relationship Committee are given in the table below:

Name of the Member	Category
1. Sri Peethala Krupavaram, Chairman	Independent, Non - Executive Directors
2. Sri K. Sriram Chandra Murthy, Member	
3. Sri Rama Lingeswara Swamy Namburi, Member	

Mr. Laxmikanth Jakhotia, Company Secretary & Compliance Officer of the Company acts as the Secretary of the Stakeholders Relationship Committee.

iii) Role of the Stakeholders' Relationship Committee:

The Stakeholders' Relationship Committee looks into Redressal of the Grievances of Security holders viz., shareholders' and fixed deposit holders including investors' complaints relating to transfer of shares, issue of duplicate/consolidated share certificates, review of cases for refusal of transfer/transmission of shares and debentures, non-receipt of balance sheet, non-receipt of dividends declared (if any) and all other securities holders related matters. It is also responsible for reviewing the process and mechanism of Redressal of Investor Complaints and suggesting measures of improving the existing system of Redressal of Investor Grievances. This Committee is also responsible for approval of transfer and transmission of securities, including power to delegate the same to the Registrar and Transfer Agents.

The Committee also reviews the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/ annual reports /statutory notices by the shareholders of the Company.

The Company did not receive any Investor Grievances during the financial year 2025 – 2026. Hence, no complaints were outstanding as on March 31, 2026.

During the year under review the Company did not receive any complaints through SCORES.

The Complaints had been attended to within seven days from the date of receipt of the complaint, as communicated by our Registers and Share Transfer Agents, M/s. Aarthi Consultants Private Limited.

There are no pending share transfers as on March 31, 2026.

Name and Designation of Compliance Officer:

Mr. Laxmikanth Jakhota, Company Secretary is the Compliance Officer of the Company.

D. CODE OF CONDUCT IMPLEMENTATION COMMITTEE:

i) Brief Description of the terms of reference:

The Code of Conduct Implementation Committee has been constituted pursuant to the provisions of the SEBI (Prohibition of Insider Trading) Regulations, 2015 ("PIT Regulations") and the Company's Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information.

ii) The Code of Conduct Implementation Committee for the year was constituted of the following members:

The Code of Conduct Implementation Committee consists of 3 (Three) Independent Directors. During the Financial Year ended March 31, 2026, the Committee met 1 (One) time, i.e. on May 30, 2025. All the Members have attended the Code of Conduct Implementation Committee Meeting duly held on May 30, 2025. The composition details of the Code of Conduct Implementation Committee are given in the table below:

Name of the Member	Category
1. Sri Peethala Krupavaram, Chairman	Independent, Non - Executive Directors
2. Sri K. Sriram Chandra Murthy, Member	
3. Sri Rama Lingewara Swamy Namburi, Member	

Mr. Laxmikanth Jakhota, Company Secretary & Compliance Officer of the Company acts as the Secretary of the Code of Conduct Implementation Committee.

iii) Role of the Code of Conduct Implementation Committee:

- Identify/ review the list of persons to be included in the list of designated persons under the Code of Conduct, at regular intervals, on the basis of their role, function and access to Unpublished Price Sensitive Information ("UPSI") in the Company.
- Review the functioning of the mechanism adopted for monitoring trade in the securities of the Company by the Designated persons as identified under the Code of Conduct.
- Ensure maintenance of adequate and effective internal controls including maintaining a structured digital data base of 'Designated Persons', containing names of persons or entities, with whom information is shared under the PIT Regulations along with PAN, with adequate internal controls and checks, such as time stamping and audit trails to ensure non-tampering of the database and compliance with the SEBI (Prohibition of Insider Trading) Regulations, 2015 ("PIT Regulations").

4. Consider and approve the inclusion of additional transactions, as 'Legitimate purpose' for sharing of information by the Company, in furtherance of the Company's and stakeholders' interest other than as provided under the Code for Fair Disclosure.
5. Review the adequacy and effectiveness of the internal controls in place for restrictions on communication or procurement of UPSI.
6. Carry out inquiry in relation to leak of UPSI / potential breach of the Code of Conduct by the suspected Designated Person(s).
7. Review and report to the Audit Committee and the Board of Directors of the Company, at the beginning of each financial year, the compliance of the Code of Conduct and PIT Regulations.
8. Carry out such other ancillary responsibilities as required pursuant to the PIT Regulations, SEBI (Prohibition of Fraudulent and Unfair Trade Practices) Regulations, 2003 and SEBI (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) (Amendment) Regulations, 2022 ("PFUTP Regulations and the Codes").

3. DETAILS OF GENERAL BODY MEETINGS:

Location and time of the last 3 Years AGM's (Annual General Meetings) and EGM's (Extra-Ordinary General Meetings):

GM & YEAR	VENUE	DATE & TIME	SPECIAL RESOLUTIONS PASSED
38 th AGM	Through Video Conferencing	26-09-2025	1. To Re-appoint Sri Peethala Krupavaram (DIN: 08197063) as an Independent Director of the Company; 2. To Re-appoint Sri Korlepara Sriram Chandra Murthy (DIN: 08197054) as an Independent Director of the Company; 3. To Appoint M/s. Gopal Dhanaji & Associates, Company Secretaries, Hyderabad as the Secretarial Auditor of the Company;
37 th AGM 2023-2024	Through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM")	30-08-2024 02.00 P.M	1. To Re-appoint Sri Y. Rajeev Reddy (DIN: 00115430) as Non-Executive Chairman of the Company; 2. To Appoint Sri Rama Lingeswara Swamy Namburi (DIN: 10720140) as an Independent Director of the Company; 3. To Appoint Sri Srinivas Pasham (DIN: 10273557) as an Independent Director of the Company;
36 th AGM 2022-2023	Through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM")	22-09-2023 02.00 P.M	1. To Re-appoint Sri D. Krishna Kumar Raju (DIN: 00115553) as Vice-Chairman & CEO of the Company;

No Resolutions were passed through Postal Ballot during the financial year 2025-26.

4. DISCLOSURES:

A. MATERIALLY SIGNIFICANT RELATED PARTY TRANSACTION

All transactions entered into during the financial year 2025-26 with Related Parties as defined under the Act and the Listing Regulations were in the ordinary course of business and on an arm's length basis and do not attract the provisions of Section 188 of the Companies Act, 2013. There were no materially significant related party transactions,

i.e. transactions of the Company of material nature, with its Promoters, the Directors or the Management, their subsidiaries or relatives, etc., that may have potential conflict with the interests of the Company at large. Attention of Members is drawn to the disclosures of transactions with related parties set out in Notes to Accounts – Note No. 22 forming part of the Financial Statements for the year ended March 31, 2026.

Pursuant to the Regulation 23 of the Listing Regulations, the Company has adopted a Policy on materiality of the Related Party Transactions and on dealing with Related Party Transactions, which has been suitably amended during the year in line with the recent amendments in the Companies Act, 2013.

B. DETAILS OF NON-COMPLIANCE

There has not been any non-compliance by the Company and no penalties or strictures were imposed on the Company by BSE Limited, the National Stock Exchange of India Limited, the Securities and Exchange Board of India or any other statutory authority, in relation to any matter related to capital markets, during **last three years**.

C. WHISTLE BLOWER POLICY – VIGIL MECHANISM

The Company's Whistle Blower Policy is in line with the provisions of the sub section 9 and 10 of Section 177 of the Companies Act, 2013 and as per Regulation 22 of the Listing Regulations. This Policy establishes a vigil mechanism for Directors and employees to report genuine concerns regarding unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct. The said mechanism also provides for adequate safeguards against victimisation of persons who use such mechanism and makes provision for direct access to the chairperson of the Audit Committee in appropriate or exceptional cases. We confirm that during the financial year 2025-26, no employee of the Company was denied access to the Audit Committee.

- D.** The Company has submitted the compliance report on corporate governance to the stock exchanges where the company's shares are listed with in the stipulated time.

- E.** Details of compliance with mandatory requirements and adoption of non-mandatory requirements of this clause.

Your Company complied with all the mandatory requirements of the Regulation 27 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The details of these compliances are given in the relevant sections of this Report.

F. CEO AND CFO CERTIFICATE

Sri D. Krishna Kumar Raju, Vice-Chairman & CEO of the Company and Sri U. Gandhi, Chief Financial Officer have given a Certificate to the Board of Directors as contemplated in Regulation 27 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the same is disclosed at the end of this Report.

G. POLICY TO PREVENT SEXUAL HARASSMENT AT THE WORK-PLACE

The Company is committed to creating and maintaining an atmosphere in which employees can work together, without fear of sexual harassment, exploitation or intimidation. Every employee is made aware that the company is strongly opposed to sexual harassment and that such behavior is prohibited both by law and by the Company. Any Employee can directly report regarding sexual harassment to Mr. Datla Krishna Kumar Raju, Vice-Chairman & CEO of the Company and Company is following the Provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the rules made thereunder. During the financial year 2025-26, No complaints were received by the Company. There were no complaints pending as on the end of the financial year 2025-26. No cases of child labour, forced labour, involuntary labour and discriminatory employment were reported during the period.

The Company has always believed in providing a safe and harassment-free workplace for every individual working in the Company. The Company has complied with the applicable provisions of the POSH Act, and the rules framed

thereunder, including constitution of the Internal Complaints Committee. The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of the POSH Act.

The Country Condo's Limited Policy (CCL) on Prevention, Prohibition & Redressal of Sexual Harassment at the Workplace (POSH) Policy of the Company can be accessed at the Company's website at the link <https://countrycondos.co.in/policies.php>

5. NOTES ON DIRECTORS APPOINTMENT/RE-APPOINTMENT:

Relevant details are given as additional information forming part of the notice of the Annual General Meeting/Director's Report.

6. MEANS OF COMMUNICATIONS:

The Company follows a robust process of communicating with its stakeholders and investors. For this purpose, it provides multiple channels of communications through the dissemination of information on the on-line portal of the Stock Exchanges, Press Releases, the Annual Reports and by placing relevant information on its website.

The unaudited standalone quarterly results are announced within forty-five (45) days of the close of the quarter. The audited annual results are announced within sixty (60) days from the close of the financial year, as required under the Listing Regulations. The aforesaid financial results are disseminated to the Stock Exchanges within thirty (30) minutes from the same being approved by the Board during the business hours of Stock Exchanges or within three (3) hours from the same being approved by the Board during the non-business hours of Stock Exchanges. The quarterly and annual results of the Company's financial performance are published in leading English and Telugu newspapers like the Business Standard and Telugu Prabha.

All vital information relating to the Company and its performance, including Annual Reports, Integrated Financial Results, Shareholding Pattern, Integrated Governance Report and official press releases are posted on the website of the Company https://countrycondos.co.in/news_publications.php and the copies of the same are sent to the BSE Limited and the National Stock Exchange of India Limited.

Further, the annual reports containing audited financial statements of the Company together with Directors' Report, Auditors' Report and other important information are circulated to the members and others entitled thereto.

However, in view of the outbreak of COVID-19 pandemic and owing to the difficulties involved in dispatching of physical copies of Annual Report, the Ministry of Corporate Affairs ("MCA") has vide its Circular No. 20/2020 dated May 05, 2020 read with Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020, Circular No. 20/2020 dated May 5, 2020, Circular No. 22/2020 dated June 15, 2020, Circular No. 33/2020 dated September 28, 2020, Circular No. 39/2020 dated December 31, 2020, Circular No. 02/2021 dated January 13, 2021, Circular No. 10/2021 dated June 23, 2021, Circular No. 20/2021 dated December 8, 2021, Circular No. 21/2021 dated December 14, 2021, Circular No. 02/2022 dated May 05, 2022, Circular No. 10/2022 dated December 28, 2022, Circular No. 11/2022 dated December 28, 2022, Circular No. 09/2023 dated September 25, 2023, Circular No. 09/2024 dated September 19, 2024 and Circular No. 03/2025 dated September 22, 2025 directed the Companies to send the Annual Report only by e-mail to all the Members of the Company. Therefore, the Annual Report for FY 2025-2026 and Notice of Thirty-Ninth Annual General Meeting of the Company is being sent to the Members at their registered e-mail addresses in accordance with said circular. Physical copies of the Company's Annual Reports are issued only to those members who request for the same. However, soft copies of the Annual Report and the notices for the general meetings are emailed to those shareholders who have registered their email IDs with the Company.

The Board of Directors has in place a policy for determining materiality of events for the purpose of making disclosure to the stock exchanges. The Vice-chairman & CEO, the CFO and the Company Secretary have been empowered to decide on the materiality of information for the purpose of making appropriate disclosures to the stock exchanges.

Quarterly Compliance Reports and other relevant information of interest to the Investors are also placed under the tab 'Investors' on the Company's website.

Further No presentations were made to Institutional Investors or to the analysts during the FY 2025-2026. Hence No Public Notice has been made in this regard.

7. MANAGEMENT DISCUSSIONS AND ANALYSIS:

The Management Discussion and Analysis (M D & A) is being form part of the Directors Report.

8. STATEMENT PURSUANT TO SCHEDULE V OF SEBI (LISTING OBLIGATIONS & DISCLOSURE REQUIREMENTS) REGULATIONS, 2015:

The Company's Equity Shares are currently listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) and the Company has paid the Annual Listing Fees of all the Stock Exchanges where its Shares are listed for the Financial Year 2026-2027.

9. GENERAL SHARE HOLDER INFORMATION:

(I) Annual General Meeting	
Day & Date	Monday, September 28, 2026
Time	02.00 PM
Venue	The Company is conducting meeting through VC / OAVM pursuant to the MCA Circular dated May 5, 2020 read with Circular No. 02/2021 dated January 13, 2021, Circular No. 02/2022 dated May 05, 2022, Circular No. 11/2022 dated December 28, 2022, Circular No. 09/2023 dated October 06, 2023, Circular No. 09/2024 dated September 19, 2024 and Circular No. 03/2025 dated September 22, 2025 as such there is no requirement to have a venue for the AGM. For details, please refer to the Notice of this AGM.

(II) Financial Calendar	The Company's accounting year comprises 12 months period from April 1 to March 31
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(III) Date of Book Closure	19 th September, 2026 to 28 th September, 2026 (both days inclusive)
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(IV) Dividend Payment date	NIL
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(V) Listing on Stock Exchanges	1. BSE Limited (BSE)
	2. National Stock Exchange of India Limited (NSE)

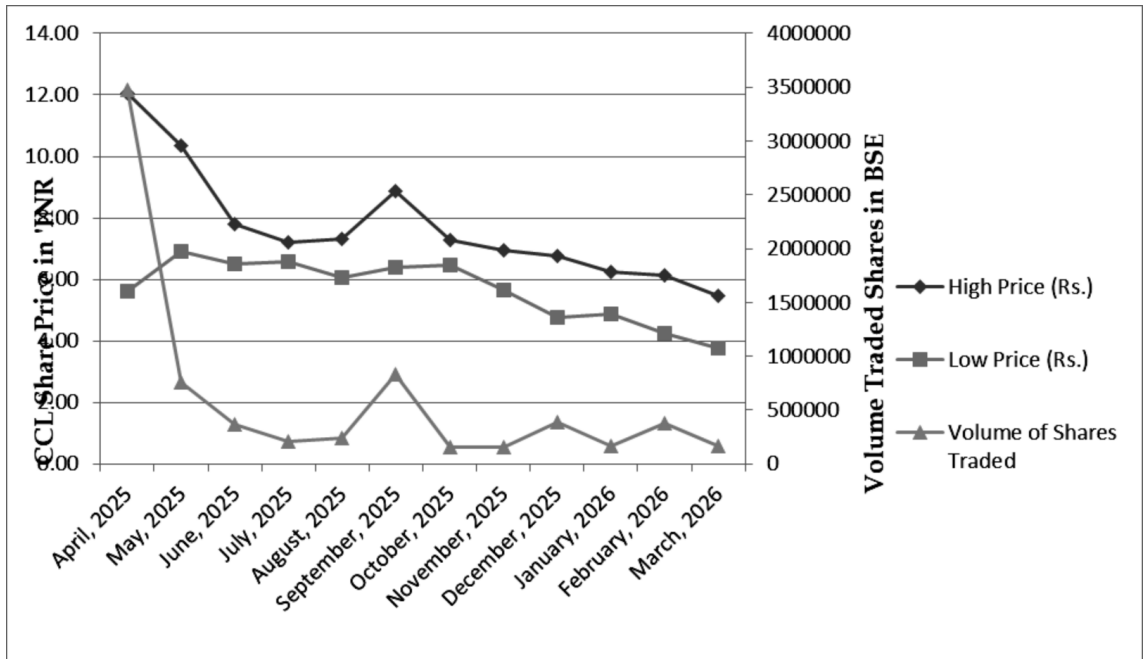
(VI) Stock Details	Scrip Code	Scrip ID
BSE Limited	531624	COUNCODOS
National Stock Exchange of India Limited	COUNCODOS	
Dematerialization of Securities	ISIN: INE 695 B01025	
CIN of the Company	L63040TG1987PLC007811	

COUNTRY CONDO'S LIMITED

(VII) MARKET PRICE DATE HIGH AND LOW DURING EACH MONTH IN THE LAST FINANCIAL YEAR:

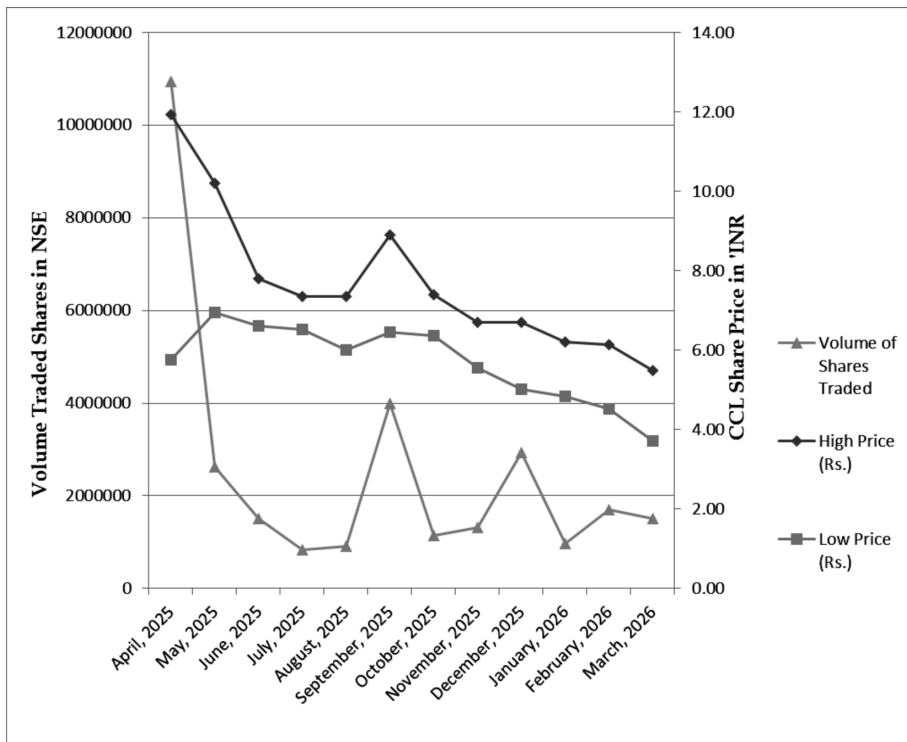
a) Company's shares are being traded on BSE the high and low prices during each month are given below:

Month	BSE Limited		
	High Price (₹)	Low Price (₹)	Volumes Traded (No. of Equity Shares)
April, 2025	12.06	5.60	3472896
May, 2025	10.35	6.90	759385
June, 2025	7.80	6.52	372568
July, 2025	7.20	6.58	206347
August, 2025	7.30	6.06	242286
September, 2025	8.89	6.40	827964
October, 2025	7.29	6.46	161385
November, 2025	6.95	5.65	156437
December, 2025	6.78	4.78	385388
January, 2026	6.24	4.87	167438
February, 2026	6.13	4.23	383385
March, 2026	5.46	3.78	169290



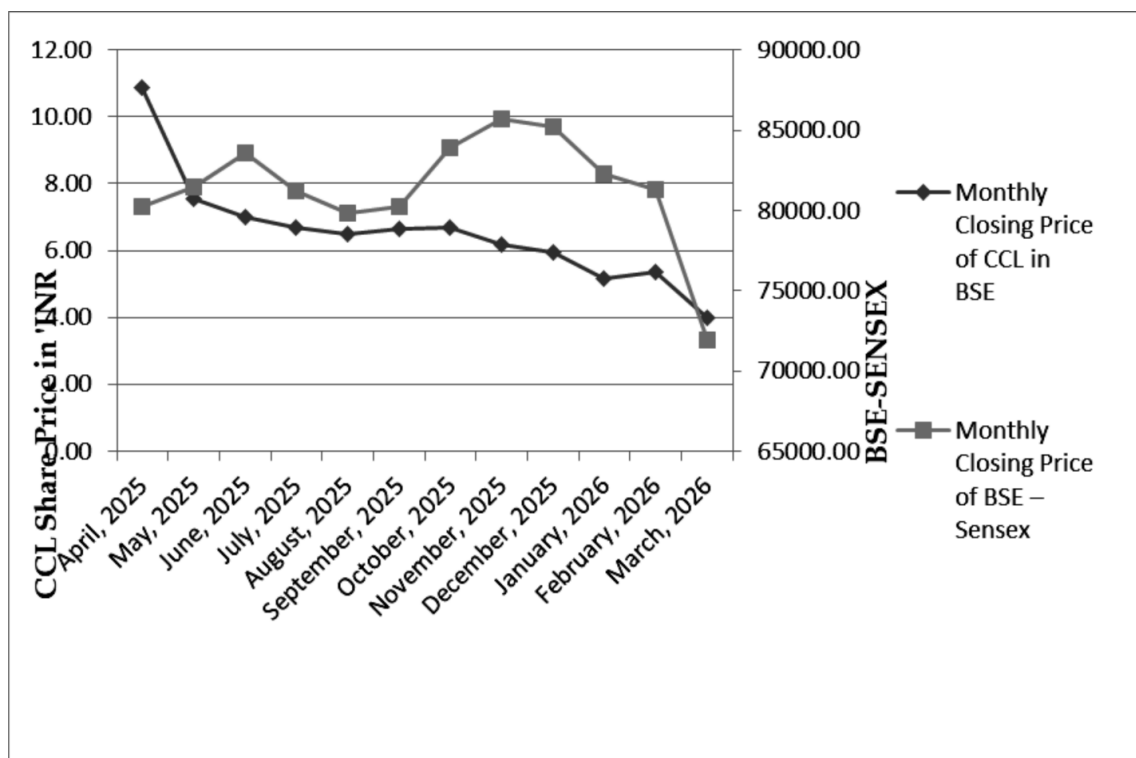
b) Company's shares are being traded on NSE the high and low prices during each month are given below:

Month	National Stock Exchange of India Limited		
	High Price (₹)	Low Price (₹)	Volume of Shares Traded
April, 2025	11.92	5.75	10936000
May, 2025	10.21	6.95	2619000
June, 2025	7.79	6.61	1511000
July, 2025	7.36	6.51	825000
August, 2025	7.34	6.01	911000
September, 2025	8.89	6.45	3988000
October, 2025	7.39	6.36	1147000
November, 2025	6.69	5.55	1312000
December, 2025	6.70	5.01	2938000
January, 2026	6.20	4.84	973000
February, 2026	6.14	4.52	1704000
March, 2026	5.48	3.71	1510000



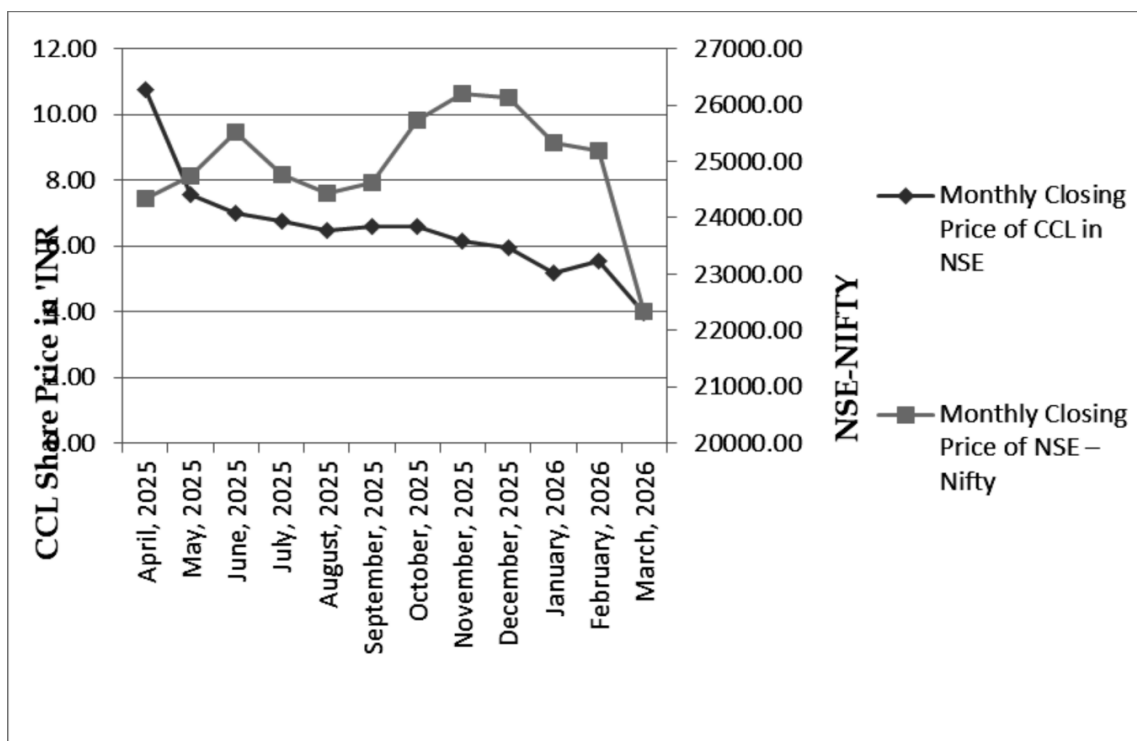
c) Stock Performance in comparison to broad based indices such as BSE Senses:

Month	Monthly Closing Price of CCL in BSE	Monthly Closing Price of BSE – Sensex
April, 2025	10.89	80242.24
May, 2025	7.54	81451.01
June, 2025	7.00	83606.46
July, 2025	6.68	81185.58
August, 2025	6.51	79809.65
September, 2025	6.64	80267.62
October, 2025	6.68	83938.71
November, 2025	6.16	85706.67
December, 2025	5.95	85220.6
January, 2026	5.18	82269.78
February, 2026	5.34	81287.19
March, 2026	3.97	71947.55



d) Stock Performance in comparison to broad based indices such as NSE Nifty:

Month	Monthly Closing Price of CCL in NSE	Monthly Closing Price of NSE - Nifty
April, 2025	10.75	24334.20
May, 2025	7.57	24750.70
June, 2025	7.00	25517.05
July, 2025	6.75	24768.35
August, 2025	6.46	24426.85
September, 2025	6.61	24611.10
October, 2025	6.61	25722.10
November, 2025	6.16	26202.95
December, 2025	5.96	26129.60
January, 2026	5.19	25320.65
February, 2026	5.55	25178.65
March, 2026	3.96	22331.40



The Equity Shares of the Company have not been suspended from trading by the SEBI and/or Stock Exchanges. The Company does not have any fixed deposit programme or any scheme or proposal involving mobilization of funds in India or abroad during the financial year ended March 31, 2026.

(VIII) Stock Performance in Comparison to Broad-based indices such as BSE Sensex, CRISIL Index, BZX 200, Nifty etc.. The Share Price of the Company has been moving with the trend of the indices.

(IX) Registrar & Transfer Agent:

M/s. Aarthi Consultants Private Limited
1-2-285, Domalguda, Hyderabad – 500 029
Ph: 040-2763 8111; 040-2763 4445, Fax: 040-2763 2184
Website: www.aarthiconsultants.com
Email: info@arthiconsultants.com

(X) Share Transfer System Documents will be accepted at:

M/s. Aarthi Consultants Private Limited
1-2-285, Domalguda, Hyderabad – 500 029
Ph: 040-2763 8111; 040-2763 4445, Fax: 040-2763 2184
Website: www.aarthiconsultants.com
Email: info@arthiconsultants.com

Pursuant to the guidelines issued by the Securities and Exchange Board of India, vide circular number D&CC/FITTC/CIR-15/2002 dated 27.12.2002 regarding "Appointment of Common Agency for Share Registry Work", the Board of Directors have appointed **M/s. Aarthi Consultants Private Limited**, as Share Transfer Agents.

The Shares of the Company are in physical form and electronic form. As regards, transfer of shares held in physical form, the transfer documents can be lodged with M/s. Aarthi Consultants Private Limited at above-mentioned address. The R & T Agent process the Physical Share Transfers and the Share Certificates are returned to the Shareholder with in a maximum period of 10 to 15 days from the date of receipt, subject to the documents being valid and complete in all respects. All share transfers are approved by the Share Transfer Committee. As regards, the transfer of shares in demat form is done through the Depositories without involvement of the Company.

Pursuant to the Securities and Exchange Board of India, vide circular number MRD/DoP/Cir-05/2009 dated 20.05.2009, it is mandatory to furnish PAN particulars for registration of physical share transfer requests. Therefore, investors are requested to send the PAN particulars along with the share transfer deeds for effecting the Physical Share Transfer.

As per the guidelines issued by the Securities and Exchange Board of India, the R & T Agent is also offering transfer-cum-Demat facility, wherein after the share transfer is affected an option letter containing the details of the shares transferred is sent to the transferee. Any transferee who wishes to demat the shares may approach the Depository Participant along with a duly filled Demat Request Form, who shall, on the basis of the option letter, generate a demat request and send the same to the R & T Agent. On receipt, the R & T Agent confirms the request.

Any transferee not intending to dematerialize his/her shares need not exercise the option and the R & T Agent shall dispatch the Share Certificate after 15 days from the date of the option letter.

As per Regulation 40 of the Listing Regulations, as amended, securities of listed companies can be transferred only in dematerialised form w.e.f. April 01, 2019, except in case of request received for transmission or transposition of securities. However, Members are not barred from holding shares in physical form. Members who is desirous of transferring shares (which are held in physical form) after April 01, 2019 can do so only after the shares are dematerialized.

Pursuant to SEBI Circular No. **HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026** dated January 30, 2026, a special window has been opened from February 05, 2026 to February 04, 2027 for re-lodgement of physical share transfer deeds that were originally lodged prior to April 1, 2019 and subsequently rejected or returned due to documentation deficiencies. All such re-lodged requests shall be processed only in dematerialized form, and due process shall be followed for transfer-cum-demat. Investors are encouraged to take advantage of this opportunity to secure their rights in the securities purchased. Members may contact the Company's Registrar and Share Transfer Agent for assistance in this regard.

All requests for Dematerialization of Shares are processed and the confirmation is given to the respective depositories, i.e., National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL), within 15 days of receipt.

(XI) Distribution of Shareholding as on 31-03-2026

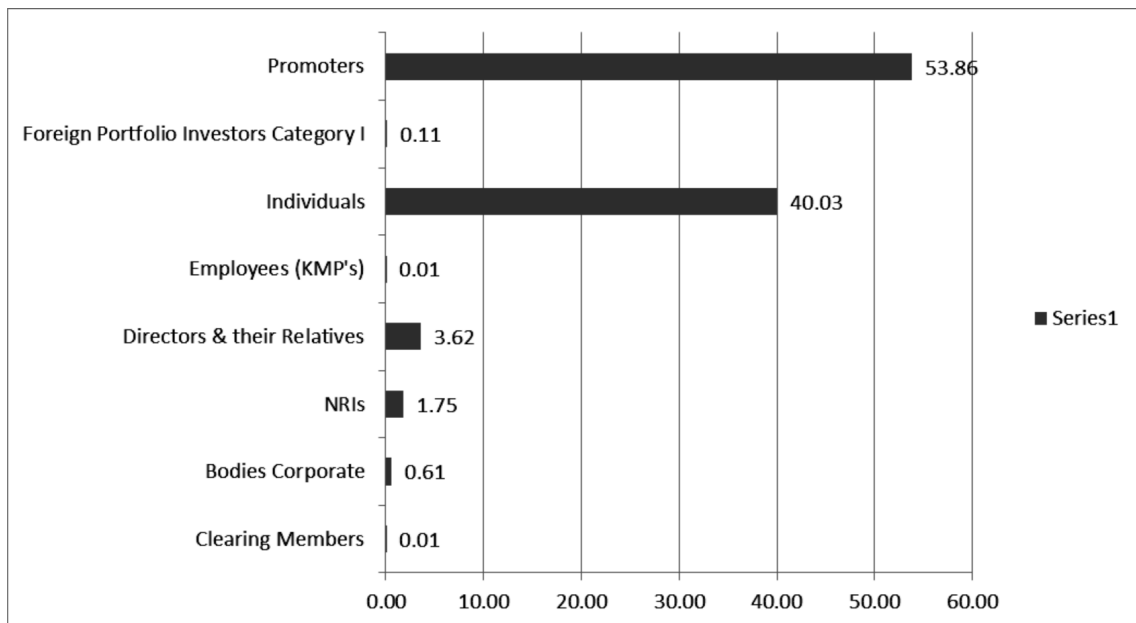
No. of Shares Slab	No. of Shareholders		Total No. of Shares & Amount		
	Total No. of Holders	Holders %	Total No. of Shares	Total No. of Amount	Amount %
1 - 5000	26813	96.00	13020324	13020324	16.78
5001 - 10000	686	2.46	5026974	5026974	6.48
10001 - 20000	243	0.87	3515129	3515129	4.53
20001 - 30000	85	0.30	2161529	2161529	2.79
30001 - 40000	21	0.08	715382	715382	0.92
40001 - 50000	27	0.10	1243714	1243714	1.60
50001 - 100000	36	0.13	2610894	2610894	3.36
100001 & Above	20	0.07	49303354	49303354	63.54
Total:	27931	100.00	77597300	77597300	100.00

(XII) According to the categories of Shareholding as on 31-03-2026

	CATEGORY	No. of Shares held	% of shareholding
(A)	Shareholding of Promoter and Promoter Group:		
(1)	Indian		
a.	Individuals/Hindu Undivided Family	41797736	53.86
b.	Central Government/State Government	---	---
c.	Bodies Corporate	---	---
d.	Financial Institutions / Banks	---	---
	Others:	---	---
e.	Mutual funds	---	---
f.	Trusts	---	---
	Sub-Total (A)(1)	41797736	53.86
(2)	Foreign		
a.	Individuals (Non- Residents Individuals / Foreign Individuals)	---	---
b.	Bodies Corporate	---	---
c.	Institutions	---	---
	Others:	---	---
d.	Overseas Corporate Bodies	---	---
	Sub-Total (A)(2)	000	000
	Total Shareholding of Promoter and Promoter Group A = (A)(1)+ (A)(2)	41797736	53.86
(B)	Public Shareholding		
(1)	Institutions		
a.	Mutual funds / UTI	---	---
b.	Financial Institutions / Banks	---	---
c.	Central Government/State Government	---	---
d.	Venture Capital Funds	---	---
e.	Insurance Companies	---	---
f.	Foreign Institutional Investors	---	---
g.	Foreign Venture Capital Investors	---	---

	Others:		
h.	Foreign Companies / Foreign Portfolio Investors Category I	83500	0.11
	Sub-Total (B)(1)	83500	0.11
(2)	Non- Institutions		
a.	Bodies Corporate	475520	0.61
b.	Individuals		
	i). Individual Shareholders holding Nominal Share Capital up to ₹ 2 Lakh	27597296	35.56
	ii). Individual Shareholders holding Nominal Share Capital in excess of ₹ 2 Lakh	3467710	4.47
	Others:		
c.	Directors & their Relatives (Non-Promoters)	2810246	3.62
d.	Non- Residents Individuals	1355592	1.75
e.	Overseas Corporate Bodies	---	---
f.	Trusts	---	---
g.	Employees (Key Managerial Personnel)	10	0.0
h.	Clearing Members	9690	0.01
	Sub-Total (B)(2)	35716064	46.03
	Total Public Shareholding B = (B)(1) + (B)(2)	35799564	46.14
	TOTAL (A + B)	77597300	100.00
(C)	Shares held by Custodians and against Depositories Receipts have been issued	---	---
	GRAND TOTAL (A+B+C)	77597300	100.00

Graph representing the Shareholding Pattern as on March 31, 2026:



(XIII) Dematerialization of shares & liquidity

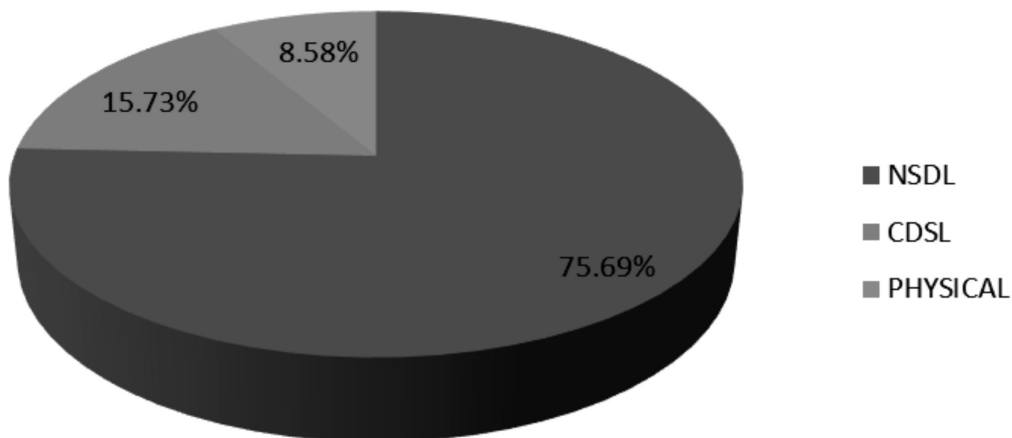
The trading in Company's shares is permitted only on dematerialized form. In order to enable the shareholders to hold their shares in electronic form and to facilitate scrip-less trading, the Company has enlisted its shares with both the Depositories in India viz. National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL).

As per Regulation 40 of the Listing Regulations, as amended, securities of listed companies can be transferred only in dematerialised form w.e.f. April 01, 2019, except in case of request received for transmission or transposition of securities. However, Members are not barred from holding shares in physical form. Members who is desirous of transferring shares (which are held in physical form) after April 01, 2019 can do so only after the shares are dematerialized.

Pursuant to SEBI Circular No. **HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026** dated January 30, 2026, a special window has been opened from February 05, 2026 to February 04, 2027 for re-lodgement of physical share transfer deeds that were originally lodged prior to April 1, 2019 and subsequently rejected or returned due to documentation deficiencies. All such re-lodged requests shall be processed only in dematerialized form, and due process shall be followed for transfer-cum-demat. Investors are encouraged to take advantage of this opportunity to secure their rights in the securities purchased. Members may contact the Company's Registrar and Share Transfer Agent for assistance in this regard.

(XIV) Share Dematerialization Records:

70937846 Shares representing **91.42%** of the Company's total equity share capital were held in dematerialized form of which **75.69%** was held in National Securities Depository Limited (NSDL) and **15.73%** was held in Central Depository Services (India) Limited (CDSL) and only **6659454** Shares representing **8.58%** of the Company's total equity share capital were held in Physical form as on March 31, 2026.



The Company's shares are listed and eligible to trade on the above-mentioned Stock Exchanges in electronic form.

Under the Depository System, the International Securities Identification Number (ISIN) allotted to the Company's shares is **ISIN: INE 695 B01025**

(XV) Outstanding GDRs / ADRs / Warrants or any Convertible instruments, conversation date and likely impact on equity:

During the year under review, the Company has not issued any GDR's / ADR's / Warrants / FCCB's or any other Convertible Instruments.

(XVI) Commodity Price Risk or Foreign Exchange Risk and Hedging Activities:

During the year under review, the Company does not have any Foreign exposure or transactions, hence there was no Foreign Exchange Risk or Commodity Price Risk. Further there was no Hedging Activities taken by the Company.

(XVII) Reconciliation of Share Capital Audit:

Pursuant to Regulation 76 of the SEBI (Depositories and Participants) Regulations, 2018, a Company Secretary in Practice carries out Reconciliation of Share Capital Audit to reconcile the total share capital admitted with NSDL and CDSL and held in physical form, with the issued and listed capital. This audit is carried out every quarter and the report thereon are submitted to the Stock Exchanges. The audit confirms that the total listed and paid up/ issued share capital is in agreement with the aggregate of the total number of shares in demat form (held by NSDL and CDSL) and in physical form.

M/s. Gopal Dhanaji & Associates, Company Secretaries represented by Mr. Gopal Biradar Dhanaji (Membership No. FCS 7676), Practicing Company Secretary, conducts the Reconciliation of Share Capital Audit of the Company every Quarter for a limited purpose of reconciliation of the total admitted capital with both the depositories (NSDL & CDSL) and the total issued and listed capital. The Quarterly Reconciliation of Share Capital Audit Report which were placed before the Board of Directors were also send in time to all the Stock Exchanges where the Company Shares are Listed.

(XVIII) Plant Locations: **Not Applicable**

(XIX) Address for Correspondence:

Investor correspondence should be addressed to:

M/s. Aarthi Consultants Private Limited
(Unit: Country Condo's Limited)
1-2-285, Domalguda, Hyderabad – 500 029
Ph: 040-2763 8111; 040-2763 4445
Fax: 040-2763 2184
Website: www.aarthiconsultants.com
Email: info@arthiconsultants.com
Contact Person: Mr. G. Jagan

Compliance Officer: Mr. Laxmikanth Jakhotia
Company Secretary & Compliance Officer
7-1-19/3, 1st Floor, I. S. R. Complex,
Kundanbagh, Begumpet,
Hyderabad – 500 016, Telangana, India
Ph: 040-40266333
Website: www.countrycondos.co.in
Email: info@countrycondos.co.in ; countrycondos@gmail.com

(XX) Depository Services:

For guidance on Depository Services, Shareholders may write to the Company or to the respective Depositories:

M/s. National Securities Depository Limited Trade World, A Wing, 4 th & 5 th Floors, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel Mumbai – 400 013 Tel : 091-022-24972964-70 Fax : 091-022-24972993-24976351 Email : info@nsdl.co.in	M/s. Central Depository Services (India) Limited A Wing, 25 th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai – 400 013 Tel : 091-022-23058542/43 Fax : 091-022-22723199 Email : helpdesk.evoting@cdslindia.com
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(XXI) Nomination Facility:

Section 72 of the Companies Act, 2013 extends the nomination facility to individual shareholders of the Company. Therefore, the shareholders willing to avail this facility may make nomination in Form SH-13 for initial registration of nomination and Form SH-14 for cancellation and variation of nomination as per Companies Act, 2013 to the Company's R&TA. This nomination form should be submitted at Registrar and Share Transfer Agent (R. T. A.) as per the address mentioned in the Corporate Governance Report.

(XXII) Company's Policy on Prevention of Insider Trading:

Pursuant to the requirements of SEBI (Prohibition of Insider Trading) Regulations, 2015, and in connection with your Company's efforts to enhance the standards of corporate governance in the Company, and to strictly monitor and prevent insider trading within the Company, your Company has appointed Sri Laxmikanth Jakhota, Company Secretary as the Compliance Officer for this purpose. The code is applicable to all such employees of the Company who are expected to have access to the unpublished price sensitive information relating to the Company and the same is being implemented as a self-regulatory mechanism. The code has been circulated to all the members of the Board and Senior Management and the compliance of the same has been affirmed by them.

Further ensuring maintenance of adequate and effective internal controls including maintaining a structured digital data base of 'Designated Persons', containing names of persons or entities, with whom information is shared under the PIT Regulations along with PAN, with adequate internal controls and checks, such as time stamping and audit trails to ensure non-tampering of the database and compliance with the SEBI (Prohibition of Insider Trading) Regulations, 2015 ("PIT Regulations").

Further reviewing the adequacy and effectiveness of the internal controls in place for restrictions on communication or procurement of UPSI and carry out inquiry in relation to leak of UPSI / potential breach of the Code of Conduct by the suspected Designated Person(s).

Further reviewing and reporting to the Audit Committee and the Board of Directors of the Company, at the beginning of each financial year, the compliance of the Code of Conduct and PIT Regulations and carrying out such other ancillary responsibilities as required pursuant to the PIT Regulations, SEBI (Prohibition of Fraudulent and Unfair Trade Practices) Regulations, 2003 and SEBI (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) (Amendment) Regulations, 2022 ("PFUTP Regulations and the Codes").

10. OTHER DISCLOSURES:**A) POLICY ON DETERMINATION OF MATERIALITY OF EVENTS:**

The Company has also adopted Policy on Determination of Materiality of Events and Policy on Archival of Documents which has been put up on the website of the Company. The Policy on Determination of Materiality of Events and Policy on Archival of Documents can be accessed at the Company's website at the link <https://countrycondos.co.in/policies.php>

B) POLICY FOR DETERMINING MATERIAL SUBSIDIARIES:

During the year under review, the Company does not have any Subsidiary Company, hence there is no Policy for determining Material Subsidiary.

C) AUDIT FEES:

For the Financial Year 2025-26, your Company has paid to the Statutory Auditors M/s. P. Murali & Co., Chartered Accountants, 6-3-655/2/3, Somajiguda, Hyderabad - 500082, Telangana, ₹ 1,50,000 (Rupees One Lakh Fifty Thousand Only) plus applicable taxes and out of pocket expenses subject to the ratification of the said fees by the members at the ensuing Annual General Meeting pursuant to the Provisions of the Companies Act, 2013. The detailed breakup of the Auditors Fees is given in Notes to Accounts (on Note No. 19 - Other Expenses) forming part of the financial statements.

D) CERTIFICATE FROM COMPANY SECRETARY IN PRACTICE:

A certificate from M/s. Gopal Dhanaji & Associates, Company Secretaries represented by Mr. Gopal Biradar Dhanaji (Membership No. FCS 7676), Practicing Company Secretary, stating that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by SEBI / Ministry of Corporate Affairs or any other statutory authority is annexed to this report.

E) NON-ACCEPTANCE OF ANY RECOMMENDATION OF ANY COMMITTEE OF THE BOARD WHICH WAS MANDATORILY REQUIRED:

During the year, the Board has accepted all recommendation received from all its Committees.

F) LOANS AND ADVANCES IN THE NATURE OF LOANS TO FIRMS/COMPANIES IN WHICH DIRECTORS ARE INTERESTED IF ANY:

During the year, there was No Loans and Advances in the nature of loans given by Country Condo's Limited to any Firms / Companies in which the Directors are interested.

G) DETAILS OF MATERIAL SUBSIDIARIES OF THE COMPANY; INCLUDING THE DATE AND PLACE OF INCORPORATION AND THE NAME AND DATE OF APPOINTMENT OF THE STATUTORY AUDITORS OF SUCH SUBSIDIARIES:

Since the Company does not have any Material Subsidiary, therefore Requirement of providing details under this clause does not arise.

H) DISCLOSURES WITH RESPECT TO DEMAT SUSPENSE ACCOUNT/ UNCLAIMED SUSPENSE ACCOUNT, IF ANY:

The Company does not have any Shares underlying in Demat Suspense Account/ Unclaimed Suspense Account.

I) THE DISCLOSURES OF THE COMPLIANCE WITH MANDATORY REQUIREMENTS AND COMPLIANCE WITH CORPORATE GOVERNANCE REQUIREMENTS SPECIFIED IN REGULATION 17 TO 27 AND CLAUSES (B) TO (I) OF SUB-REGULATION (2) OF REGULATION 46 ARE AS FOLLOWS:

I. Disclosure on website in terms of listing regulations	
Item	Compliance Status (Yes/No/NA)
Details of business	Yes
Memorandum of Association and Articles of Association	Yes
Brief profile of Board of Directors including Directorship and full-time positions in Body Corporates	Yes
Terms and conditions of appointment of independent directors	Yes

Compositions of various committees of board of directors	Yes
Code of conduct of board of directors and senior management personnel	Yes
Details of establishment of vigil mechanism / Whistle Blower policy	Yes
Criteria of making payments to non-executive directors	Yes
Policy on dealing with related party transactions	Yes
Policy for determining 'material' subsidiaries	Not Applicable
Details of familiarization programmes imparted to independent directors	Yes
Email address for grievance redressal and other relevant details	Yes
Contact information of the designated officials of the listed entity who are responsible for assisting and handling investor grievances	Yes
Financial results	Yes
Shareholding pattern	Yes
Details of agreements entered into with the media companies and/or their associates	Not Applicable
Schedule of analyst or institutional investor meet and presentation prepared by the listed entity for analysts or institutional investors meet, post earnings or quarterly calls prior to beginning of such events	Not Applicable
Audio recordings, video recordings, if any, and transcripts of post earnings / quarterly calls, by whatever name called, conducted physically or through digital means	Not Applicable
New name and the old name of the listed entity	Not Applicable
Advertisements as per Regulation 47(1)	Yes
Credit rating or revision in credit rating obtained	Not Applicable
Separate audited financial statements of each subsidiary of the listed entity in respect of a relevant financial year	Not Applicable
Secretarial Compliance Report	Yes
Materiality Policy as per Regulation 30(4)	Yes
Disclosure of contact details of KMP who are authorised for the purpose of determining materiality as required under Regulation 30(5)	Yes
Disclosures under Regulation 30(8)	Yes
Statement of deviation(s) or variation(s) as specified in Regulation 32	Not Applicable
Dividend Distribution Policy as per Regulation 43A(1) (as applicable)	Yes
Annual return as provided under section 92 of the Companies Act, 2013	Yes
Employee Benefit Scheme documents framed in terms of SEBI (SBEB) Regulations, 2021	Not Applicable
Confirmation that the above disclosures are in a separate section as specified in regulation 46(2)	Yes
Compliance with regulation 46(3) with respect to accuracy of disclosures on the website and timely updating	Yes

II. Annual Affirmations		
Particulars	Regulation Number	Compliance Status (Yes/No/NA)
Independent Director(s) have been appointed in terms of specified criteria of 'independence' and/or 'eligibility'	16(1)(b)	Yes
Board Composition	17(1), 17(1A) & 17(1C), 17(1D) & 17(1E)	Yes
Meeting of Board of directors	17(2)	Yes
Quorum of Board meeting	17(2A)	Yes
Review of Compliance Reports	17(3)	Yes
Plans for orderly succession for appointments	17(4)	Yes
Code of Conduct	17(5)	Yes
Fees/Compensation	17(6)	Yes

Minimum Information	17(7)	Yes
Compliance Certificate	17(8)	Yes
Risk Assessment & Management	17(9)	Yes
Performance Evaluation of Independent Directors	17(10)	Yes
Recommendation of Board	17(11)	Yes
Maximum number of Directorships	17A	Yes
Composition of Audit Committee	18(1)	Yes
Meeting of Audit Committee	18(2)	Yes
Role of Audit Committee and information to be reviewed by the audit committee	18(3)	Yes
Composition of Nomination & Remuneration Committee	19(1) & (2)	Yes
Quorum of Nomination & Remuneration Committee Meeting	19(2A)	Yes
Meeting of Nomination & Remuneration Committee	19(3A)	Yes
Role of Nomination & Remuneration Committee	19(4)	Yes
Composition of Stakeholder Relationship Committee	20(1), 20(2) & 20(2A)	Yes
Meeting of Stakeholder Relationship Committee	20 (3A)	Yes
Role of Stakeholder Relationship Committee	20(4)	Yes
Composition and role of Risk Management Committee	21(1),(2),(3),(4)	Not Applicable
Meeting of Risk Management Committee	21(3A)	Not Applicable
Quorum of Risk Management Committee Meeting	21(3B)	Not Applicable
Gap between the meetings of the Risk Management Committee	21(3C)	Not Applicable
Vigil Mechanism	22	Yes
Policy for Related Party Transaction	23(1),(1A),(5),(6),(7)&(8)	Yes
Prior or Omnibus approval of Audit Committee for all Related Party Transactions	23(2),(3)	Yes
Approval for Material Related Party Transactions	23(4)	Not Applicable
Disclosure of Related Party Transactions on Consolidated basis	23(9)	Yes
Composition of Board of Directors of Unlisted Material Subsidiary	24(1)	Not Applicable
Other Corporate Governance requirements with respect to Subsidiary of Listed Entity	24(2),(3),(4),(5)&(6)	Not Applicable
Alternate Director to Independent Director	25(1)	Not Applicable
Maximum Tenure	25(2)	Not Applicable
Appointment, Re-appointment or removal of an Independent Director through Special Resolution or the alternate mechanism	25(2A)	Not Applicable
Meeting of Independent Directors	25(3) & (4)	Yes
Familiarization of Independent Directors	25(7)	Yes
Declaration from Independent Director	25(8) & (9)	Yes
Directors & Officers Insurance	25(10)	Not Applicable
Confirmation with respect to appointment of Independent Directors who resigned from the listed entity	25(11)	Not Applicable
Memberships in Committees	26(1)	Yes
Affirmation with compliance to code of conduct from Members of Board of Directors and Senior Management Personnel	26(3)	Yes
Policy with respect to Obligations of Directors and Senior Management	26(2) & 26(5)	Yes
Approval of the Board and Shareholders for compensation or profit sharing in connection with dealings in the securities of the listed entity	26(6)	Not Applicable
Vacancies in respect Key Managerial Personnel	26A(1) & 26A(2), 26A(3)	Not Applicable

11. DISCRETIONARY DISCLOSURES:

The status of compliance with non-mandatory recommendations of the Listing Regulations is as follows:

- a) Shareholders' Rights: As the quarterly and half yearly financial results are published in the newspapers and are also posted on the Company's website, the same are not being sent separately to the shareholders.
- b) Audit Qualifications: The Company's financial statements for the year 2025-26 do not contain any audit qualification.
- c) Separate posts of Chairman and CEO: The positions of the Chairman and the CEO in the Company are separate.
- d) Reporting of Internal Auditor: The Internal Auditors of the Company directly report to the Audit Committee.

12. DISCLOSURE AS PER PART G OF THE SCHEDULE V TO THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

Since the Company does not fall under the category of the companies to comply with this requirement and does not have any debt instruments which are listed on the stock exchange(s), therefore Requirement of providing details under this clause does not arise.

**BY ORDER OF THE BOARD OF DIRECTORS
For COUNTRY CONDO'S LIMITED**

**PLACE: HYDERABAD
DATE : 04-09-2026**

**Y. VARUN REDDY
VICE-CHAIRMAN & DIRECTOR
DIN: 01905757**

**D. KRISHNA KUMAR RAJU
VICE-CHAIRMAN & CEO
DIN: 00115553**

**DECLARATION REGARDING COMPLIANCE BY BOARD MEMBERS AND SENIOR
MANAGEMENT PERSONNEL WITH THE COMPANY'S CODE OF CONDUCT**

I, D. Krishna Kumar Raju, Vice-Chairman & Chief Executive Officer of Country Condo's Limited hereby confirm pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') that:

The Board of Country Condo's Limited has laid down a Code of Conduct for all Board Members and Senior Management of the Company. The said code of conduct has also been posted on the Company's website viz. www.countrycondos.co.in. All the Board members and Senior Management Personnel have affirmed their compliance with the said Code of Conduct for the financial year ended March 31, 2026.

**D. Krishna Kumar Raju
Vice-Chairman & CEO
DIN: 00115553**

**Place : Hyderabad
Date : 30-05-2026**

**CERTIFICATE BY THE CHIEF EXECUTIVE OFFICER (CEO) AND
CHIEF FINANCIAL OFFICER (CFO)**

I, D. Krishna Kumar Raju, Vice- Chairman & CEO and U. Gandhi, Chief Financial Officer of Country Condo's Limited certify:

1. That we have reviewed the financial statements and the cash flow statement for the year ended 31st March, 2026 and to the best of our knowledge and belief;
 - These statements do not contain any materially untrue statement nor omit any material fact nor contain statements that might be misleading, and
 - These statements present a true and fair view of the Company's affair and are in compliance with the existing accounting standards, applicable laws and regulations.
2. That there are, to the best of our knowledge and belief, no transactions entered into by the Company during the year, which are fraudulent, illegal or violative of the Company's code of conduct;
3. That we accept responsibility for establishing and maintaining internal controls, we have evaluated the effectiveness of the internal control systems of the Company and we have disclosed to the auditors and the audit committee, deficiencies in the design or the operation of internal controls, if any, of which we are aware and the steps that we have taken or purpose to take and rectify the identified deficiencies and;
4. That we have informed the auditors and the audit committee of:
 - a) Significant changes in the internal control during the year;
 - b) Significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
 - c) Instances of significant fraud of which we have become aware and the involvement of an employee having a significant role in the Company's internal control system.

Place : Hyderabad
Date : 30.05.2026

D. KRISHNA KUMAR RAJU
VICE-CHAIRMAN & CEO
DIN: 00115553

U. GANDHI
CHIEF FINANCIAL OFFICER

COMPLIANCE CERTIFICATE ON CORPORATE GOVERNANCE

To,
The Members,
COUNTRY CONDO'S LIMITED
Hyderabad

We have read the report of the Board of Directors on Corporate Governance and have examined the relevant records relating to compliance of conditions of Corporate Governance of **M/s. Country Condo's Limited** (hereinafter referred as "the Company") for the Financial Year ended March 31, 2026 as prescribed under Regulations 17 to 27, Clauses (b) to (i) of Sub-Regulation (2) of Regulation 46 and Paras C, D & E of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time (hereinafter referred as 'the Listing Regulations') ('applicable criteria') of the said Company with the Stock Exchanges. This Certificate is required by the Company for annual submission to the Stock Exchange and to be sent to the shareholders of the Company.

Management's Responsibility

We state that the preparation of the Corporate Governance Report is the responsibility of the Management of the Company including the preparation and maintenance of all relevant supporting records and documents. This responsibility also includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Corporate Governance Report. It is neither an audit nor an expression of opinion on the financial statements of the Company.

The management along with the Board of Directors are also responsible for ensuring that the Company complies with the conditions of the Corporate Governance as stipulated in the Listing Regulations, issued by the the Securities and Exchange Board of India.

Auditor's Responsibility

Pursuant to the requirements of the Listing Regulations, our responsibility is to provide a reasonable assurance in the form of an opinion whether, the Company has complied with the conditions of Corporate Governance as specified in the Listing Regulations.

The procedures selected depend on the auditor's judgement, including the assessment of the risks associated in compliance of the Corporate Governance Report with the applicable criteria. Summary of procedures performed include:

- i. Read and understood the information prepared by the Company and included in its Corporate Governance Report;
- ii. Obtained and verified that the composition of the Board of Directors with respect to executive and non-executive directors has been met throughout the reporting period;
- iii. Obtained and read the Register of Directors as on 31 March 2026 and verified that at least one independent woman director was on the Board of Directors throughout the year;
- iv. Obtained and read the minutes of the following committee meetings / other meetings held 1st April 2025 to 31st March 2026:
 - (a) Board of Directors;
 - (b) Audit Committee;
 - (c) Annual General Meeting (AGM)
 - (d) Nomination and Remuneration Committee;
 - (e) Stakeholders Relationship Committee;

- v. Obtained necessary declarations from the directors of the Company.
- vi. Obtained and read the policy adopted by the Company for related party transactions.
- vii. Obtained the schedule of related party transactions during the year and balances at the year end. Obtained and read the minutes of the audit committee meeting where in such related party transactions have been pre-approved prior by the audit committee.
- viii. Performed necessary inquiries with the management and also obtained necessary specific representations from management.

The above-mentioned procedures include examining evidence supporting the particulars in the Corporate Governance Report on a test basis. Further, our scope of work under this report did not involve us performing audit tests for the purposes of expressing an opinion on the fairness or accuracy of any of the financial information or the financial statements of the Company taken as a whole.

Opinion

In our opinion, and to the best of our information and Based on the procedures performed by us, as referred in the above paragraph, and according to the information and explanations given to us, we are of the opinion that the Company has complied with the conditions of Corporate Governance as specified in the Listing Regulations, as applicable for the year ended March 31, 2026.

We further state that such compliance report is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

This report is addressed to and provided to the members of the Company solely for the purpose of enabling it to comply with its obligations under the Listing Regulations with reference to compliance with the relevant regulations of Corporate Governance and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

FOR GOPAL DHANAJI & ASSOCIATES, COMPANY SECRETARIES

CS. Gopal Biradar Dhanaji

Proprietor

CP No. 8415: Membership No. F7676

UDIN No. F007676H001266032

PEER REVIEW CODE. 895

PEER REVIEW REGISTRATION NO. 27472022

Dated 28/08/2026

Place: Hyderabad

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI
(Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members of
Country Condo's Limited
CIN: L63040TG1987PLC007811
7-1-19/3, 1st Floor, I. S. R. Complex, Kundanbagh,
Begumpet, Hyderabad – 500 016, Telangana, India

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Country Condo's Limited (CIN: L63040TG1987PLC007811) and having registered office at # 7-1-19/3, 1st Floor, I. S. R. Complex, Kundanbagh, Begumpet, Hyderabad – 500 016, Telangana State, India (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Clause 10 (i) of Part C of Schedule V of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Based on our examination of disclosures and declarations received from the Directors of the Company and/or according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify for Financial Year 2025-2026, none of the Directors on the Board of the Company as stated below for the Financial Year ending on March 31, 2026, have been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

Sr. No.	Name of the Director	DIN	Date of Appointment
1	Mr. Rajeev Reddy Yedaguri	00115430	August 10, 2009
2	Mr. Siddharth Reddy Yedaguri	00815456	August 10, 2009
3	Mr. Varun Reddy Yedaguri	01905757	August 10, 2009
4	Mr. Krishna Kumar Raju Datla	00115553	September 25, 1987
5	Mrs. Manjula Reddy Yedaguri	00115485	May 29, 2014
6	Mr. Kaladindi Subramanyam Raju	00094663	June 28, 2017
7	Mr. Peethala Krupavaram	08197063	June 30, 2020
8	Mr. Korlepara Sriram Chandra Murthy	08197054	June 30, 2020
9	Mr. Rama Lingeswara Swamy Namburi	10720140	August 05, 2024
10	Mr. Srinivas Pasham	10273557	August 05, 2024

Ensuring the eligibility of for the appointment / continuity of every Director on the Board is the responsibility of the Management of the Company. Our responsibility is to express an opinion on these based on our verification.

This Certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

**FOR GOPAL DHANAJI & ASSOCIATES,
COMPANY SECRETARIES**

CS. Gopal Biradar Dhanaji
Proprietor
CP No. 8415
Membership No. F7676
UDIN No. F007676H001266186
Dated 28/08/2026
Place: Hyderabad
PEER REVIEW REGISTRATION NO. 27472022
PEER REVIEW CODE. 895

INDEPENDENT AUDITOR'S REPORT

To the Members of M/S COUNTRY CONDO'S LIMITED

Report on the Audit of IND AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of **COUNTRY CONDO'S LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as the "Ind AS Financial Statements")

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its profit including other comprehensive income, changes in equity and its cash flows for the year ended March 31st 2026.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS financial statements section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Act and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of individual financial statements, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Depending on the facts and circumstances of the entity and the Audit, there are no key audit matters to communicate in the audit report.

Information Other than the Ind AS financial statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Annual Report, but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance (including the other comprehensive income), cash flows and Statement of Changes in Equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act, read with Relevant Rules 2015 as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind AS financial statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit Procedures that is appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists; we are required to draw attention in our auditor's report to the related

disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Ind AS financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure A, a statement on the matters Specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, based on our audit we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.
 - d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.

- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act
- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have pending litigations which would have impact on its financial position
 - ii. The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or Otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - v. The Management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - vi. Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (iv) and (v) of Rule 11(e) contain any material misstatement.
 - vii. The company has not declared or paid any dividend during the year.
 - viii. The Company has used such accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all transactions recorded in the software and the audit trail feature has not been tampered with and the audit trail has been preserved by the company as per the statutory requirements for record retention.

For P. Murali & Co.,
Chartered Accountants
FRN: 007257S

MUKUND VIJAYRAO JOSHI
Partner
M.No: 024784
UDIN: 26024784YBHWSB4081

Place: Hyderabad
Date: 30.05.2026

ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date on the financial statements of M/s. COUNTRY CONDO'S LIMITED Limited)

In terms of the information and explanations sought by us and given by the company and on the basis of the books of accounts and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i. In respect of the Company's Property, Plant & Equipment and Intangible assets:
 - (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property Plant & Equipment.
 - (B) The company doesn't have any intangible assets
 - (b) According to the information and explanations given to us, all Property, Plant and Equipment have been physically verified by the management at regular intervals; as informed to us no material discrepancies were noticed on such verification. In our opinion, the frequency of verification is reasonable.
 - (c) According to the information and explanations given to us and on the basis of our examination of records of the Company, the title deeds of immovable properties included in the PPE are held in the name of the Company.
 - (d) According to the information and explanations given to us and on the basis of our examination of records, the company has not revalued the Property Plant and Equipment during the period under review.
 - (e) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988.
- ii.
 - (a) According to the information and explanations given to us and on the basis of our examination of the records of the company, inventories have been physically verified at reasonable intervals of time and no material discrepancies have been found.
 - (b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets.
- iii. The company has not granted any loans, secured or unsecured, to companies, firms, and Limited Liability partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.
- iv. The company has not made any investments or granted any loans or Advances in the nature of loans or guarantees or security provided to the parties covered under section 185 and 186 of the Companies Act, 2013.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted deposits within the meaning of section 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed there under to the extent applicable.

- vi. Maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013 for the line of business activities carried out by the Company.
- vii. (a) According to the information and explanations given to us and based on the records of the company examined by us, the company is regular in depositing the undisputed statutory dues of Provident Fund, Employees' State Insurance, Income-tax, Goods and Services Tax and other material statutory dues, as applicable, with the appropriate authorities in India.

(b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Goods and Services Tax and other material statutory dues in arrears as at 31st March 2026 for a period of more than 6 months from the date they became payable.
- viii. Based on our audit procedures and according to the information and explanations given to us, we are of the opinion that the company does not have any transactions which are not recorded in the books of account have been surrendered or disclosed during the year in the tax assessments under the Income Tax Act.
- ix. (a) In our opinion, the Company does not have any borrowings from banks, financial institutions, or other lenders as on 31st March 2026.

(b) The Company is not declared as willful defaulter by any bank or financial Institution or other lenders.

(c) In our opinion, the company does not have loans as on 31st March 2026.

(d) According to the information and explanations given to us and based on our examination of the records, the Company has not raised any funds on short-term basis during the year. Accordingly, the question of utilization of funds raised on short-term basis for long-term purposes does not arise.

(e) The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- x. (a) The Company has not raised any moneys by way of initial public offer, further public offer (including debt instruments).

(b) During the year the company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally).
- xi. (a) According to the information and explanations given to us, no fraud by the company or on the company has been noticed or reported during the year.

(b) During the year, no Report has been filed in form ADT-4 with the Central Government as prescribed under Sub section (12) of Section 143 of the companies Act, 2013

(c) According to the information and explanations given to us, the Company has not received any Whistle-blower complaints during the year.
- xii. As the Company is not a Nidhi Company, the Nidhi Rules, 2014 are not applicable to it.

- xiii. The Company has entered into transactions with related parties in compliance with the provisions of section 177 and 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required under Indian Accounting standard (Ind AS) 24, related party disclosures specified under section 133 of the Act, read with relevant rules issued there under. (Note 21 of the financial statements)
- xiv. (a) In our opinion the company has an adequate internal audit system which commensurate with the size and nature of its business.
- (b) The reports of the Internal Auditors for the period under audit were duly considered by us in determining the nature, timing and extent of our audit procedures.
- xv. The Company has not entered into non-cash transactions with its directors or persons connected its directors.
- xvi. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.
- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India.
- (d) The Company is not part of any group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016 as amended).
- xvii. The Company has not incurred cash losses in the current and in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year.
- xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the Financial Statements, our knowledge of the Board of Directors' and management's plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. The company is within the threshold limits provided under sec 135 of the Companies Act, 2013, provisions of this section are not applicable to the company.

For P. Murali & Co.,
Chartered Accountants
FRN: 007257S

MUKUND VIJAYRAO JOSHI
Partner
M.No: 024784
UDIN: 26024784YBHWSB4081

Place: Hyderabad
Date: 30.05.2026

ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT**Report on the Internal Financial Controls over Financial Reporting under clause (i) of the Sub-section 3 of the Section 143 of the Companies Act, 2013 (‘The Act’)**

We have audited the internal financial controls over financial reporting of **COUNTRY CONDO’S LIMITED** as of March 31, 2026 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor’s Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Company.

Meaning of Internal Financial Controls over Financial Reporting

A Company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS Financial Statements for external purposes in accordance with generally accepted accounting principles. A Company’s internal financial control over financial reporting includes these policies and procedures that (1) pertain to the maintenance of records that, in reasonable detailed, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Ind AS Financial Statements in accordance with generally accepted principles, and that receipts and expenditures are being made

only in accordance with authorization of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the Ind AS Financial Statements.

Inherent Limitation of Internal Financial Controls over Financial Reporting

Because of the inherent limitation of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, Projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**For P. Murali & Co.,
Chartered Accountants
FRN: 007257S**

**MUKUND VIJAYRAO JOSHI
Partner
M.No: 024784
UDIN: 26024784YBHWSB4081**

**Place: Hyderabad
Date: 30.05.2026**

COUNTRY CONDO'S LIMITED
Balance Sheet as at 31st March, 2026

(Amount in INR lakhs, Except no. of shares & EPS)

Particulars		Note No	As at 31-03-2026	As at 31-03-2025
1	ASSETS			
	Non-current assets			
	(a) Property, Plant and Equipment	1	53.32	65.37
	(b) Capital work-in-progress		-	-
	(c) Investment Property		-	-
	(d) Goodwill		-	-
	(e) Other Intangible assets		-	-
	(f) Intangible assets under development		-	-
	(g) Biological Assets other than bearer plants		-	-
	(h) Financial Assets		-	-
	(i) Investments		-	-
	(ii) Trade receivables		-	-
	(iii) Loans		-	-
	(iv) Others (to be specified)		-	-
	(i) Deferred tax Assets (Net)	2	6.08	5.17
	(j) Other non-current assets		-	-
2	Current assets			
	(a) Inventories	3	4,294.40	3,375.90
	(b) Financial Assets			
	(i) Investments		-	-
	(ii) Trade receivables		-	-
	(iii) Cash and Cash equivalents	4	79.29	37.24
	(iv) Bank balances other than (iii) above		-	-
	(v) Loans		-	-
	(vi) Other financial assets	5	17.37	17.37
	(c) Current Tax Assets (Net)		-	-
	(d) Other current assets	6	48.75	217.01
Total			4,499.21	3,718.06
1	EQUITY AND LIABILITIES			
	Equity			
	(a) Equity Share Capital	7	775.97	775.97
	(b) Other Equity	8	1,793.40	1,733.99
2	LIABILITIES			
	Non-Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings		-	-
	(ii) Trade payables		-	-
	(iii) Other financial liabilities		-	-
	(b) Provisions		-	-
	(c) Deferred tax Liability (Net)		-	-
	(d) Other non-current liabilities		-	-
3	Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	9	-	4.59
	(ii) Trade Payables	10	-	-
	Outstanding dues of Micro, Small and Medium enterprises		-	-
	Outstanding dues of Creditors other than Micro, Small and Medium enterprises		-	0.08
	(iii) Other financial liabilities	11	49.01	114.50
	(b) Other current liabilities	12	1,850.27	1,063.08
	(c) Provisions	13	30.56	25.85
	(d) Current tax liabilities (Net)		-	-
Total			4,499.21	3,718.06

The accompanying Notes are an Integral Part of the Financial Statements
AS PER OUR REPORT OF EVEN DATE

For P.Murali & Co.,
Chartered Accountants
FRN: 007257S

M V Joshi
Partner
M.No. 024784
UDIN: 26024784YBHWBSB4081

Place: Hyderabad
Date : 30-05-2026

For COUNTRY CONDO'S LIMITED

Y. Rajeev Reddy
Chairman & Director
DIN. 00115430

U. Gandhi
Chief Financial Officer

D. Krishna Kumar Raju
Vice Chairman & CEO
DIN. 00115553

Laxmikanth Jakhotia
Company Secretary

COUNTRY CONDO'S LIMITED

Statement of Profit and Loss for the Period Ended 31st March, 2026

(Amount in INR lakhs, Except no. of shares & EPS)

Particulars		Note No	For the Year Ended	
			31-03-2026	31-03-2025
I	(a) Revenue From Operations	14	1,748.35	1,670.69
	(b) Other Income	15	1.06	10.27
	Total Income (a+b)		1,749.41	1,680.96
II	Expenses			
	(a) Cost of materials consumed		-	-
	(b) Purchase of Land / Development	16	1,379.73	1,295.67
	(c) (Increase)/ Decrease in inventories	17	(918.50)	(725.40)
	(d) Employee benefit expense	18	593.74	493.19
	(e) Other Expenses	19	592.26	510.72
	(f) Finance Cost	20	0.14	7.27
	(g) Depreciation	1	14.60	16.04
	Total Expenses		1,661.97	1,597.49
III	Profit/(Loss) before Exceptional Items and Tax (I-II)		87.44	83.47
IV	Exceptional Items		-	-
V	Profit/ (Loss) before tax (III-IV)		87.44	83.47
VI	Tax expense:			
	(1) Current Tax		28.94	24.50
	(2) Deferred tax		(0.91)	(0.78)
VII	Profit/(Loss) for the period from continuing operations (V-VI)		59.41	59.75
VIII	Profit/(Loss) for the period from dis-continuing operations		-	-
IX	Other Comprehensive Income (net of tax)			
	A. Items that will not be reclassified to Profit or Loss			
	(i) Exchange (gain)/Loss on foreign currency transactions		-	-
	(ii) Actuarial loss on defined benefit plans recognised in accordance with Ind AS 19.		-	-
	B. Items that will be reclassified to Profit or Loss		-	-
X	Total Comprehensive Income for the period		59.41	59.75
XI	Earning per equity share:			
	(1) Basic		0.08	0.08
	(2) Diluted		0.08	0.08

The accompanying Notes are an Integral Part of the Financial Statements
AS PER OUR REPORT OF EVEN DATE

For P.Murali & Co.,
Chartered Accountants
FRN: 007257S

For COUNTRY CONDO'S LIMITED

M V Joshi
Partner
M.No. 024784
UDIN: 26024784YBHWBS4081

Y. Rajeev Reddy
Chairman & Director
DIN. 00115430

D. Krishna Kumar Raju
Vice Chairman & CEO
DIN. 00115553

U. Gandhi
Chief Financial Officer

Laxmikanth Jakhotia
Company Secretary

Place: Hyderabad
Date : 30-05-2026

COUNTRY CONDO'S LIMITED
Statement of Changes in Equity for the Year Ended 31st March, 2026
(a) EQUITY SHARE CAPITAL
(Amount in INR lakhs, Except no. of shares & EPS)
(1) Current reporting period As at 31-03-2026

Sl. No.	Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in Equity Share Capital during the current year	Balance at the ending of the current reporting period
I	775.97	-	-	-	775.97

(2) Previous reporting period As at 31-03-2025

Sl. No.	Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in Equity Share Capital during the current year	Balance at the ending of the current reporting period
I	775.97	-	-	-	775.97

(b) OTHER EQUITY
(1) Current reporting period As at 31-03-2026

Sl. No.	Particulars	Capital reserve	General reserve	Securities premium reserve	Other reserves	Total
I	Balance at the March 31, 2025	229.83	1,004.81	499.35	-	1,733.99
II	Changes in accounting policy or prior period errors	-	-	-	-	-
III	Restated balance at the beginning of the current reporting period	-	-	-	-	-
IV	Total Comprehensive Income for the period	-	59.41	-	-	59.41
V	Dividends	-	-	-	-	-
VI	Transfer to retained earnings	-	-	-	-	-
VII	Any other change (to be specified)	-	-	-	-	-
VIII	Balance at the March 31, 2026	229.83	1,064.22	499.35	-	1,793.40

(2) Previous reporting period As at 31-03-2025

Sl. No.	Particulars	Capital reserve	General reserve	Securities premium reserve	Other reserves	Total
I	Balance at the March 31, 2024	229.83	945.06	499.35	-	1,674.24
II	Changes in accounting policy or prior period errors	-	-	-	-	-
III	Restated balance at the beginning of the current reporting period	-	-	-	-	-
IV	Total Comprehensive Income for the period	-	59.75	-	-	59.75
V	Dividends	-	-	-	-	-
VI	Transfer to retained earnings	-	-	-	-	-
VII	Any other change (to be specified)	-	-	-	-	-
VIII	Balance at the March 31, 2025	229.83	1,004.81	499.35	-	1,733.99

For P.Murali & Co.,
Chartered Accountants
FRN: 007257S

M V Joshi
Partner
M.No. 024784
UDIN: 26024784YBHWBSB4081

Place: Hyderabad
Date : 30-05-2026

For COUNTRY CONDO'S LIMITED

Y. Rajeev Reddy
Chairman & Director
DIN. 00115430

U. Gandhi
Chief Financial Officer

D. Krishna Kumar Raju
Vice Chairman & CEO
DIN. 00115553

Laxmikanth Jakhotia
Company Secretary

COUNTRY CONDO'S LIMITED

Statement of Cash Flow for the Period Ended on 31st March, 2026

(Amount in INR lakhs, Except no. of shares & EPS)

Particulars		For the Period Ended	
		31-03-2026	31-03-2025
A	Cash Flow from Operating activities :		
	Net Profit after Interest & Depreciation but before Tax	87.44	83.47
	Depreciation	14.60	16.04
	Interest paid	0.14	7.27
	Operating Profit before working capital changes	102.18	106.78
	Adjustments for :		
	Inventories	(918.50)	(725.40)
	Other financial and Other Current Assets	168.26	26.35
	Trade and Other Payables	697.39	458.00
	Cash generated from operations	49.33	(134.27)
	Net Cash flow from Operating activities (before & after extraordinary items) " A "	49.33	(134.27)
B	Net Cash from Investing activities :		
	Purchase of Property, Plant and Equipment	(2.55)	(3.21)
	Sale of Property	-	-
	Net cash flow from Investing activities " B "	(2.55)	(3.21)
C	Cash Flow from Financing activities		
	Borrowings	(4.59)	(190.07)
	Interest paid	(0.14)	(7.27)
	Net Cash flow from Financing activities " C "	(4.73)	(197.34)
D	Net (Decrease) / Increase in Cash and Cash Equivalents (A + B + C)	42.05	(334.82)
	Cash and Cash Equivalents at the beginning	37.24	372.06
	Cash and Cash Equivalents at the end	79.29	37.24

AS PER OUR REPORT OF EVEN DATE

For P.Murali & Co.,
Chartered Accountants
FRN: 007257S

For COUNTRY CONDO'S LIMITED

M V Joshi
Partner
M.No. 024784
UDIN: 26024784YBHWBSB4081

Y. Rajeev Reddy
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DIN. 00115430

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U. Gandhi
Chief Financial Officer

Laxmikanth Jakhotia
Company Secretary

Place: Hyderabad
Date : 30-05-2026

Notes and other explanatory information to financial statements for the year ended March 31, 2026**1. Description of the Company and Material Accounting Policies****1.1 Corporate Information**

Country Condo's Limited ('the Company') is a public company domiciled in India and incorporated under the provisions of the Companies Act, 1956. Its equity shares are listed on BSE Limited & NSE Limited.

The Country Condo's Limited was incorporated on 25/09/1987 under companies Act 1956 in the name and style as Country Condo's Limited as a Public Limited Company having Registered Office situated at 7-1-19/3, 1st Floor, I.S.R. Complex, Kundanbagh, Begumpet, Hyderabad, Telangana – 500016.

The company's main activity broadly consists of Real estate operations. The company's real estate operations consist of procurement of land banks across the country, develop them into residential layouts with all amenities including club house and sell them in plots to customers. The company also undertakes allied activities of construction of compound walls etc. in the developed layouts. The company is also planning to undertake construction and sale of Condos.

The financial statements of the Company for the year ended March 31, 2026 were approved for issue in accordance with the resolution of the Board of Directors on May 30, 2026.

2. Basis of preparation of financial statements**(i) Statement of Compliance**

These Financial Statements comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) read with Companies (Indian Accounting Standards) Rules, 2015 and presentation requirements of Division II of Schedule III to the Companies Act, 2013, and as amended from time to time together with the comparative period data as at and for the year ended 31 March 2025.

These financial statements have been prepared by the Company as a going concern on the basis of relevant Ind AS that are effective or elected for early adoption at the Company's annual reporting date, 31 March 2026. These financial statements were authorised for issuance by the Company's Board of Directors on May 30, 2026

(ii) Basis of measurement

These Financial Statements have been prepared on the historical cost convention and on an accrual basis, except for the following material items in the balance sheet:

- derivative financial instruments are measured at fair value;
- financial assets are measured either at fair value or at amortised cost depending on the classification;
- employee defined benefit assets/(liabilities) are recognised as the net total of the fair value of plan assets, adjusted for actuarial gains/(losses) and the present value of the defined benefit obligation;
- long-term borrowings are measured at amortised cost using the effective interest rate method;
- share-based payments are measured at fair value;
- assets held for sale are measured at fair value;
- assets acquired and liabilities assumed as part of business combinations are measured at fair value;
- Contingent consideration arising out of business combination are measured at fair value; and
- right-of-use the assets are recognised at the present value of lease payments that are not paid at that date. This amount is adjusted for any lease payments made at or before the commencement date, lease incentives received and initial direct costs, incurred, if any.

(iii) Use of Estimates and Judgments

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the following notes:

- Note 1.3 (a) — Financial instruments;
- Note 1.3 (b) — Business combinations and goodwill;
- Notes 1.3 (c) and 1.3 (d) — Useful lives of property, plant and equipment and intangible assets;
- Notes 1.3(e) – Determination of cost for right-of-use assets and lease term;
- Note 1.3 (f) — Valuation of inventories;
- Note 1.3 (g) — Measurement of recoverable amounts of cash-generating units;
- Note 1.3 (h) — Assets and obligations relating to employee benefits;
- Note 1.3 (i) — Share-based payments;
- Note 1.3 (j) — Provisions and other accruals;
- Note 1.3 (k) — Measurement of transaction price in a revenue transaction
- Note 1.3 (l) — Evaluation of recoverability of deferred tax assets, and estimation of income tax payable and income tax expense in relation to uncertain tax positions; and
- Note 1.3 (m) — Contingencies

(iv) Current and non-current classification

The Company presents assets and liabilities in the balance sheet based on current/non-current classification.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013 and Ind AS 1, Presentation of Financial Statements.

Assets:

An asset is classified as current when it satisfies any of the following criteria:

- a) it is expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- b) it is held primarily for the purpose of being traded;
- c) it is expected to be realised within twelve months after the reporting date; or
- d) it is cash or a cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

Liabilities:

A liability is classified as current when it satisfies any of the following criteria:

- a) it is expected to be settled in the Company's normal operating cycle;
- b) it is held primarily for the purpose of being traded;
- c) it is due to be settled within twelve months after the reporting date; or
- d) the Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current assets and liabilities include the current portion of non-current assets and liabilities respectively. All other assets and liabilities are classified as non-current. Deferred tax assets and liabilities are always classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle

(v) Prior Period Comparatives

Prior period amounts have been reclassified to conform to the current year classification.

(vi) Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is the functional currency of the company. All financial information presented in Indian rupees has been rounded to the nearest Lakhs.

2.1 Summary of Material Accounting Policies

a) Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (e.g., regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset. Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, in which case they are recognised at fair value. The Company's trade receivables do not contain any significant financing component and hence are measured at the transaction price measured under Ind AS 115 "Revenue from Contracts with Customers".

Subsequent Measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost;
- Debt instruments at FVTOCI;
- Debt instruments, derivatives and equity instruments at FVTPL; and
- Equity instruments measured at FVTOCI.

Debt instruments at amortised cost

A "debt instrument" is measured at the amortised cost if both the following conditions are met:

- a) the asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
- b) contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest ("SPPI") on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate method and are subject to impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in statement of profit and loss and presented in other income. The losses arising from impairment are recognised in the statement of profit and loss. This category generally applies to trade and other receivables.

Debt instrument at FVTOCI

A “debt instrument” is classified as at the FVTOCI if both of the following criteria are met:

- a) the objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets; and
- b) the asset’s contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the OCI. However, the Company recognises interest income, impairment losses and reversals and foreign exchange gain or loss in the statement of profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified to the statement of profit and loss. Interest earned while holding a FVTOCI debt instrument is reported as interest income using the effective interest rate method.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorisation as at amortised cost or as FVTOCI, is classified as at FVTPL. In addition, the Company may elect to designate a debt instrument, which otherwise meets amortised cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as an “accounting mismatch”).

Debt instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

Equity investments

All equity investments within the scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in OCI subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made upon initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in the OCI. There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of investment.

However, on sale the Company may transfer the cumulative gain or loss within equity. Equity investments designated as FVTOCI are not subject to impairment assessment.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

Investments in subsidiaries and joint venture:

Investments in subsidiaries and joint venture are carried at cost less accumulated impairment losses, if any. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in subsidiaries and joint venture, the difference between net disposal proceeds and the carrying amounts are recognised in the statement of profit and loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) when:

- the rights to receive cash flows from the asset have expired; or
- Both (1) the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangements and (2) either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Impairment of trade receivables and other financial assets

In accordance with Ind AS 109, the Company applies the expected credit loss ("ECL") model for measurement and recognition of impairment loss on trade receivables or any contractual right to receive cash or another financial asset. For this purpose, the Company follows a "simplified approach" for recognition of impairment loss allowance on the trade receivable balances. The application of this simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

Financial liabilities**Initial recognition and measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and derivative financial instruments.

Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the statement of profit and loss.

Financial liabilities designated upon initial recognition at FVTPL are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains or losses attributable to changes in own credit risk are recognised in OCI. These gains or losses are not subsequently transferred to the statement of profit and loss.

However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit and loss. The Company has not designated any financial liability as FVTPL.

Loans and Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit and loss over the period of the borrowings using the effective interest method. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised as well as through the effective interest rate amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included as finance costs in the statement of profit and loss.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Derivative financial instruments

The Company uses derivative financial instruments such as foreign exchange forward contracts, option contracts and swap contracts to mitigate its risk of changes in foreign currency exchange rates. The Company also uses non-derivative financial instruments as part of its foreign currency exposure risk mitigation strategy. Derivatives are classified as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

Hedges of highly probable forecasted transactions

The Company classifies its derivative financial instruments that hedge foreign currency risk associated with highly probable forecasted transactions as cash flow hedges and measures them at fair value. The effective portion of such cash flow hedges is recorded in the Company's hedging reserve as a component of equity and re-classified to the statement of profit and loss as part of the hedged item in the period corresponding to

the occurrence of the forecasted transactions. The ineffective portion of such cash flow hedges is recorded in the statement of profit and loss as finance costs immediately. The Company also designates certain non-derivative financial liabilities, such as foreign currency borrowings from banks, as hedging instruments for hedge of foreign currency risk associated with highly probable forecasted transactions. Accordingly, the Company applies cash flow hedge accounting to such relationships. Remeasurement gain or loss on such non-derivative financial liabilities is recorded in the Company's hedging reserve as a component of equity and reclassified to the statement of profit and loss as part of the hedged item in the period corresponding to the occurrence of the forecasted transactions.

If the hedging instrument no longer meets the criteria for hedge accounting, expires or is sold, terminated or exercised, then hedge accounting is discontinued prospectively. The cumulative gain or loss previously recognised in OCI, remains there until the forecasted transaction occurs. If the forecasted transaction is no longer expected to occur, then the balance in OCI is recognised immediately in the statement of profit and loss.

Hedges of recognised Assets and Liabilities

Changes in the fair value of derivative contracts that economically hedge monetary assets and liabilities in foreign currencies, and for which no hedge accounting is applied, are recognised in the statement of profit and loss. The changes in fair value of such derivative contracts, as well as the foreign exchange gains and losses relating to the monetary items, are recognised in the statement of profit and loss. If the hedged item is derecognised, the unamortised fair value is recognised immediately in the statement of profit and loss.

Hedges of changes in the interest rates

Consistent with its risk management policy, the Company uses interest rate swaps to mitigate the risk of changes in interest rates. The Company does not use them for trading or speculative purposes.

Cash and Cash equivalents

Cash and cash equivalents consist of cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value. For this purpose, "short-term" means investments having original maturities of three months or less from the date of investment. Bank overdrafts that are repayable on demand form an integral part of the Company's cash management and are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

b) Business combinations and goodwill

Business combinations are accounted for using the acquisition method regardless of whether equity instruments or other assets are acquired. The acquisition date is the date on which control is transferred to the acquirer. Judgement is applied in determining the acquisition date and determining whether control is transferred from one party to another. Control exists when the Company is exposed to, or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through power over the entity. In assessing control, potential voting rights are considered only if the rights are substantive.

The Company determines that it has acquired a business when the acquired set of activities and assets include an input and a substantive process that together significantly contribute to the ability to create outputs. The acquired process is considered substantive if it is critical to the ability to continue producing outputs, and the inputs acquired include an organized workforce with the necessary skills, knowledge, or experience to perform that process or it significantly contributes to the ability to continue producing outputs and is considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs.

The consideration transferred for the acquisition of a subsidiary is comprised of:

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Company;
- fair value of any asset or liability resulting from a contingent consideration arrangement; and
- fair value of any pre-existing equity interest in the subsidiary.

At the acquisition date, the identifiable assets acquired and liabilities and contingent liabilities assumed are, with limited exceptions, measured initially at their fair values.

For each business combination, the Company elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets.

Acquisition-related costs are expensed as incurred. If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date. Any gains or losses arising from such re-measurement are recognised in the statement of profit and loss.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Contingent consideration classified as equity is not re-measured and its subsequent settlement is accounted for within equity. Amounts classified as a financial liability are subsequently re-measured to fair value, with changes in fair value recognised in the statement of profit and loss.

Goodwill is initially measured at cost, being the excess of the aggregate of:

- the consideration transferred;
- the amount of any non-controlling interest in the acquired entity; and
- the acquisition-date fair value of any previous equity interest in the acquired entity.

over the fair value of the net identifiable assets acquired. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Company re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

c) Property, plant and equipment

Recognition and Measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses, if any. Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and other costs directly attributable to bringing the asset to a working condition for its intended use.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment. Capital work in progress is stated at cost, net of accumulated impairment loss, if any. An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Gains and losses upon disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment and are recognised net within "Other income/ Selling and other expense" in the statement of profit and loss.

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company and its cost can be measured reliably. The costs of repairs and maintenance are recognised in the statement of profit and loss as incurred.

Items of property, plant and equipment acquired through exchange of non-monetary assets are measured at fair value, unless the exchange transaction lacks commercial substance or the fair value of either the asset received or asset given up is not reliably measurable, in which case the asset exchanged is recorded at the carrying amount of the asset given up.

Depreciation

Depreciation is recognised in the statement of profit and loss on a straight line basis over the estimated useful lives of property, plant and equipment. Land is not depreciated but subject to impairment. Depreciation methods, useful lives and residual values are reviewed at each reporting date and any changes are considered prospectively.

The Estimated useful lives are as follows:

Particulars	Useful life
Buildings	30 years
Plant and Machinery	15 years
Electrical Equipment	5 years
Office Equipment	5 years
Computers - Laptops & Desktops	3 years
Computers - Servers	6 Years
Furniture and Fixtures	10 years
Vehicles - Four Wheelers	8 years
Vehicles - Two Wheelers	10 years
Leasehold Improvements	10 years

Schedule II to the Companies Act, 2013 ("Schedule") prescribes the useful lives for various classes of tangible assets. For certain class of assets, based on the technical evaluation and assessment, the Company believes that the useful lives adopted by it best represent the period over which an asset is expected to be available for

use. Accordingly, for these assets, the useful lives estimated by the Company are different from those prescribed in the Schedule.

d) Intangible Assets

Intangible assets other than acquired in a business combination are measured at cost at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses, if any.

Research costs are expensed as incurred. Internally generated intangible asset arising from development activity is recognized at cost on demonstration of its technical feasibility, the intention and ability of the company to complete, use or sell it, only if, it is probable that the asset would generate future economic benefit and the expenditure attributable to the said assets during its development can be measured reliably.

An item of Intangible assets is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of Intangible assets are determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the profit or loss.

e) Leases

Company as a lessee

The Company assesses at contract inception whether a contract is or contains a lease, which applies if the contract conveys the right to control the use of the identified asset for a period of time in exchange for consideration. The Company recognises a right-of-use asset at the commencement date of the lease, i.e. the date the underlying asset is available for use. Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments to be made over the lease term:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date
- amounts expected to be payable by the Company under residual value guarantees
- the exercise price of a purchase option if the Company is reasonably certain to exercise that option, and
- payments of penalties for terminating the lease, if the lease term reflects the Company exercising that option.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Company, then the lessee's incremental borrowing rate is used. Such borrowing rate is calculated as the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions. The Company's lease liabilities are included in borrowings.

Lease payments are allocated between principal and interest cost. The interest cost is charged to statement of profit and loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost less accumulated depreciation and accumulated impairment comprised of the following:

- the amount of the initial measurement of lease liability
- any lease payments made at or before the commencement date less any lease incentives received

- any initial direct costs, and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in the statement of profit and loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise IT equipment and small items of office furniture.

The right-of-use assets are initially recognised on the balance sheet at cost, which is calculated as the amount of the initial measurement of the corresponding lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any lease incentive received and any initial direct costs incurred by the Company.

Company as a lessor:

At the inception of the lease the Company classifies each of its leases as either an operating lease or a finance lease. The Company recognises lease payments received under operating leases as income on a straight-line basis over the lease term. In case of a finance lease, finance income is recognised over the lease term based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease. When the Company is an intermediate lessor it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short term lease to which the Company applies the exemption described above, then it classifies the sub-lease as an operating lease.

Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease.

If an arrangement contains lease and non-lease components, the Company applies Ind AS 115 "Revenue from Contracts with Customers" to allocate the consideration in the contract.

f) Inventories

Inventories are valued at the lower of cost and net realisable value. Inventories consist of work-in-progress and finished goods and are measured at the lower of cost and net realisable value.

The cost of all categories of inventories is based on the weighted average method. Cost includes expenditures incurred in acquiring the inventories, conversion costs and other costs incurred in bringing them to their existing location and condition.

In the case of finished goods and work-in-progress, cost includes an appropriate share of overheads based on normal operating capacity.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

The factors that the Company considers in determining the provision for slow moving and other non-saleable inventory include estimated shelf life, planned product discontinuances, price changes and introduction of competitive new products, to the extent each of these factors impact the Company's business and markets. The Company considers all these factors and adjusts the inventory provision to reflect its actual experience on a periodic basis.

g) Impairment**Non-financial assets**

The carrying amounts of the Company's non-financial assets, other than inventories and deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. For goodwill and intangible assets that have indefinite lives or that are not yet available for use, an impairment test is performed each year at 31 March.

The recoverable amount of an asset or cash-generating unit (as defined below) is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or the cash-generating unit. For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generate cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit").

The goodwill acquired in a business combination is, for the purpose of impairment testing, allocated to cash-generating units that are expected to benefit from the synergies of the combination.

An impairment loss is recognised in the statement of profit and loss if the estimated recoverable amount of an asset or its cash-generating unit is lower than its carrying amount. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit on a pro-rata basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised. Goodwill that forms part of the carrying amount of an investment in joint venture is not recognised separately, and therefore is not tested for impairment separately. Instead, the entire amount of the investment in joint venture is tested for impairment as a single asset when there is objective evidence that the investment in joint venture may be impaired.

h) Employee Benefits**Short-term employee benefits**

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Defined contribution plans

The Company's contributions to defined contribution plans are charged to the statement of profit and loss as and when the services are received from the employees.

Defined benefit plans

The liability in respect of defined benefit plans and other post-employment benefits is calculated using the projected unit credit method consistent with the advice of qualified actuaries. The present value of the defined

benefit obligation is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related defined benefit obligation. In countries where there is no deep market in such bonds, the market interest rates on government bonds are used. The current service cost of the defined benefit plan, recognized in the statement of profit and loss in employee benefit expense, reflects the increase in the defined benefit obligation resulting from employee service in the current year, benefit changes, curtailments and settlements. Past service costs are recognized immediately in the statement of profit and loss.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions for defined benefit obligation and plan assets are recognized in OCI in the period in which they arise.

When the benefits under a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the statement of profit and loss. The Company recognises gains or losses on the settlement of a defined benefit plan obligation when the settlement occurs.

Termination benefits

Termination benefits are recognised as an expense in the statement of profit and loss when the Company is demonstrably committed, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense in the statement of profit and loss if the Company has made an offer encouraging voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably.

Other long-term employee benefits

The Company's net obligation in respect of other long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and previous periods. That benefit is discounted to determine its present value. Re-measurements are recognised in the statement of profit and loss in the period in which they arise.

Compensated absences

The Company's current policies permit certain categories of its employees to accumulate and carry forward a portion of their unutilised compensated absences and utilise them in future periods or receive cash in lieu thereof in accordance with the terms of such policies. The Company measures the expected cost of accumulating compensated absences as the additional amount that the Company incurs as a result of the unused entitlement that has accumulated at the reporting date. Such measurement is based on actuarial valuation as at the reporting date carried out by a qualified actuary.

i) Share Based Payments

Equity settled share-based payment transactions

The grant date fair value of options granted to employees is recognised as an employee benefit expense, in the statement of profit and loss, with a corresponding increase in equity, over the period that the employees become unconditionally entitled to the options. The amount recognised as an expense is adjusted to reflect the number of awards for which the related service and performance conditions are expected to be met, such that the amount ultimately recognised is based on the number of awards that meet the related service and

performance conditions at the vesting date. The expense is recorded for each separately vesting portion of the award as if the award was, in substance, multiple awards. The increase in equity recognised in connection with share-based payment transaction is presented as a separate component in equity under "share-based payment reserve". The amount recognised as an expense is adjusted to reflect the actual number of stock options that vest.

Cash settled share-based payment transactions

The fair value of the amount payable to employees in respect of share-based payment transactions which are settled in cash is recognised as an expense, with a corresponding increase in liabilities, over the period during which the employees become unconditionally entitled to payment. The liability is re-measured at each reporting date and at the settlement date based on the fair value of the share-based payment transaction. Any changes in the liability are recognised in the statement of profit and loss.

j) Provisions

A provision is recognised in the statement of profit and loss if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Restructuring

A provision for restructuring is recognised in the statement of profit and loss when the Company has approved a detailed and formal restructuring plan, and the restructuring either has commenced or has been announced publicly. Future operating costs are not provided.

Onerous contracts

A provision for onerous contracts is recognised in the statement of profit and loss when the expected benefits to be derived by the Company from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Company recognises any impairment loss on the assets associated with that contract.

Reimbursement rights

Expected reimbursements for expenditures required to settle a provision are recognised in the statement of profit and loss only when receipt of such reimbursements is virtually certain. Such reimbursements are recognised as a separate asset in the balance sheet, with a corresponding credit to the specific expense for which the provision has been made.

Contingent liabilities and contingent assets

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

Contingent assets are not recognised in the financial statements. A contingent asset is disclosed where an inflow of economic benefits is probable. Contingent assets are assessed continually and, if it is virtually certain

that an inflow of economic benefits will arise, the asset and related income are recognised in the period in which the change occurs.

k) Revenue Recognition

The Company's revenue is derived from sales of plots and rendering of services. Most of such revenue is generated from the sale of plots. The Company has generally concluded that it is the principal in its revenue arrangements.

Sale of plots

Revenue is recognised when the control of the plots has been transferred to a third party. This is usually when the title passes to the customer upon registration of plots. At that point, the customer has full discretion over the channel and price to sell the products, and there are no unfulfilled obligations that could affect the customer's acceptance of the product.

Revenue from the sale of plots is measured at the transaction price which is the consideration received or receivable, net of returns and applicable trade discounts and allowances.

Services

Revenue from services rendered, which primarily relate to contract research, is recognised in the statement of profit and loss as the underlying services are performed. Upfront non-refundable payments received under these arrangements are deferred and recognised as revenue over the expected period over which the related services are expected to be performed.

Revenue from services rendered is recognized in the statement of Profit and loss only when the rendering of services is fully completed or substantially completed.

Proportionate completion method is a method of accounting which recognizes revenue in the statement of profit and loss proportionately with degree of completion of services under a contract.

Other Income

Other income consists of interest income on funds invested and gains on the disposal of assets. Interest income is recognised in the statement of profit and loss as it accrues, using the effective interest method. The associated cash flows are classified as investing activities in the statement of cash flows. Finance cost consist of interest expense on loans and borrowings.

l) Borrowing Costs

Borrowing costs are recognised in the statement of profit and loss using the effective interest method. The associated cash flows are classified as financing activities in the statement of cash flows.

m) Income tax

Income tax expense consists of current and deferred tax. Income tax expense is recognised in the statement of profit and loss except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax

Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.

Deferred tax assets are recognized to the extent it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilized.

Deferred tax liabilities are recognized for all taxable temporary differences except in respect of taxable temporary differences associated with investments in subsidiaries and foreign branches where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

The Company offsets deferred tax assets and liabilities, where it has a legally enforceable right to offset current tax assets against current tax liabilities, and they relate to taxes levied by the same taxation authority on either the same taxable entity, or on different taxable entities where there is an intention to settle the current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

Deferred Tax includes MAT credit, if any and it is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay income tax higher than that computed under MAT, during the period that MAT is permitted to be set off under the Income Tax Act, 1961 for a specified period. Credit on account of MAT is recognized as an asset based on the management's estimate of its recoverability in the future.

n) Earnings per Share

The Company presents basic and diluted earnings per share ("EPS") data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of all dilutive potential ordinary shares, which includes all stock options granted to employees.

o) Rounding Off

All amounts in Indian Rupees disclosed in the financial statements and notes have been rounded off to the nearest Lakhs unless otherwise stated.

p) Fair Value Measurement

The Company's accounting policies and disclosures require the determination of fair value, for certain financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market

participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the financial statements at fair value on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

External valuers are involved for valuation of significant assets, such as assets acquired in a business combination and significant liabilities, such as contingent consideration. Involvement of external valuers is determined by the Management, based on market knowledge, reputation, independence and whether professional standards are maintained.

COUNTRY CONDO'S LIMITED - 2025-26

NOTE NO. 1 : Property, Plant and Equipment

Tangible Assets

SLM
(Amount in INR lakhs, Except no. of shares & EPS)

Property, Plant and Equipment	Land & Site Development	Buildings	Plant & Machinery	Office Equipment	Furniture and Fixtures	Vehicles	Computers	Total
Cost								
As at March 31st, 2024	18.46	-	-	24.52	14.99	164.24	32.72	254.93
Additions	-	-	-	2.58	-	-	0.63	3.21
Disposals	-	-	-	-	-	-	-	-
As at March 31st, 2025	18.46	-	-	27.10	14.99	164.24	33.35	258.14
Additions	-	-	-	2.17	-	-	0.38	2.55
Disposals	-	-	-	-	-	-	-	-
As at March 31st, 2026	18.46	-	-	29.27	14.99	164.24	33.73	260.69
Depreciation								
As at March 31st, 2024	-	-	-	20.81	14.01	115.01	26.90	176.73
Charge for the period	-	-	-	0.95	0.05	12.74	2.30	16.04
Disposals	-	-	-	-	-	-	-	-
As at March 31st, 2025	-	-	-	21.76	14.06	127.75	29.20	192.77
Charge for the period	-	-	-	1.38	0.05	11.30	1.87	14.60
Disposals	-	-	-	-	-	-	-	-
As at March 31st, 2026	-	-	-	23.14	14.11	139.05	31.07	207.37
Net Block								
As at March 31st, 2026	18.46	-	-	6.13	0.88	25.19	2.66	53.32
As at March 31st, 2025	18.46	-	-	5.34	0.93	36.49	4.15	65.37

COUNTRY CONDO'S LIMITED

NOTES TO BALANCE SHEET

(Amount in INR lakhs, Except no. of shares & EPS)

NOTE NO. 2 : DEFERRED TAX ASSET

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Opening Deferred tax Asset	5.17	4.39
	Add: Deferred Tax Asset for the year (Due to SLM and WDV Difference)	0.91	0.78
	Total Deferred Tax Asset	6.08	5.17

NOTE NO. 3 : INVENTORIES

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Land and Land Development Expenditure	4,294.40	3,375.90
	Total Inventories	4,294.40	3,375.90

NOTE NO. 4 : CASH AND CASH EQUIVALENTS

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Cash on hand	3.34	1.38
II	Balances with Banks	75.95	35.86
	Total Cash and Cash Equivalents	79.29	37.24

NOTE NO. 5 : OTHER FINANCIAL ASSETS

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Security Deposits Unsecured, Considered Good	17.37	17.37
	Total Other Financial Assets	17.37	17.37

(Amount in INR lakhs, Except no. of shares & EPS)

NOTE NO. 6 : OTHER CURRENT ASSETS

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Advances other than Capital advances		
	(a) Other Advances		
	Unsecured, Considered Good		
	(i) Advance for Land and Land Development	21.28	172.36
	(ii) Advance for Other Expenses	1.88	31.13
	(iii) Advances to Employees	3.85	2.03
	Total Advances other than Capital advances	27.01	205.52
II	Balance with Government Authorities		
	(a) TDS/TCS Receivables	4.53	5.35
	(b) GST Receivables	-	1.99
	(c) Advance Taxes	17.21	4.15
	Total Balance with Government Authorities	21.74	11.49
	Total Other current assets	48.75	217.01

NOTE NO. 7 : EQUITY SHARE CAPITAL

(Amount in INR lakhs, Except no. of shares & EPS)

(1) Current reporting period As at 31-03-2026

Sl. No.	Particulars	Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in Equity Share Capital during the current year	Balance at the ending of the current reporting period
I	Share Capital (a) Authorised (No. of Shares 35,00,00,000)	3,500.00	-	-	-	3,500.00
	(b) Issued, Subscribed & Fully Paid Up (No. of Shares 7,75,97,300 Par Value per share Re.1/- Each)	775.97	-	-	-	775.97
II	Equity Shares of Fully paid up :	775.97	-	-	-	775.97

(2) Previous reporting period As at 31-03-2025

Sl. No.	Particulars	Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in Equity Share Capital during the current year	Balance at the ending of the current reporting period
I	Share Capital (a) Authorised (No. of Shares 35,00,00,000)	3,500.00	-	-	-	3,500.00
	(b) Issued, Subscribed & Fully Paid Up (No. of Shares 7,75,97,300 Par Value per share Re.1/- Each)	775.97	-	-	-	775.97
II	Equity Shares of Fully paid up :	775.97	-	-	-	775.97

Shareholding of promoter As at 31-03-2026:

Sl. No.	Promoter's Name	No. of Shares	% of Total Shares	% of Change during the year
1	Yedaguri Rajeev Reddy	39706635	51.17	NIL
2	Yedaguri Manjula Reddy	8700	0.01	NIL
3	Yedaguri Siddharth Reddy	988920	1.27	NIL
4	Yedaguri Nikhila Reddy	5800	0.01	NIL
5	Yedaguri Varun Reddy	1087681	1.40	NIL

NOTE NO. 8 : OTHER EQUITY

(1) Current reporting period As at 31-03-2026

(Amount in INR lakhs, Except no. of shares & EPS)

Sl. No.	Particulars	Capital reserve	General reserve	Securities premium reserve	Other reserves	Total
I	Balance at the March 31, 2025	229.83	1,004.81	499.35	-	1,733.99
II	Changes in accounting policy or prior period errors	-	-	-	-	-
III	Restated balance at the beginning of the current reporting period	-	-	-	-	-
IV	Total Comprehensive Income for the period	-	59.41	-	-	59.41
V	Dividends	-	-	-	-	-
VI	Transfer to retained earnings	-	-	-	-	-
VII	Any other change (to be specified)	-	-	-	-	-
VIII	Balance at the March 31, 2026	229.83	1,064.22	499.35	-	1,793.40

(2) Previous reporting period As at 31-03-2025

Sl. No.	Particulars	Capital reserve	General reserve	Securities premium reserve	Other reserves	Total
I	Balance at the March 31, 2024	229.83	945.06	499.35	-	1,674.24
II	Changes in accounting policy or prior period errors	-	-	-	-	-
III	Restated balance at the beginning of the current reporting period	-	-	-	-	-
IV	Total Comprehensive Income for the period	-	59.75	-	-	59.75
V	Dividends	-	-	-	-	-
VI	Transfer to retained earnings	-	-	-	-	-
VII	Any other change (to be specified)	-	-	-	-	-
VIII	Balance at the March 31, 2025	229.83	1,004.81	499.35	-	1,733.99

(Amount in INR lakhs, Except no. of shares & EPS)

NOTE NO. 9 : SHORT TERM BORROWINGS

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Term Loans		
	Secured	-	4.59
	(i) Current Maturities of Short Term Loans		
	Total Short Term Borrowings	-	4.59

NOTE NO. 10 : TRADE PAYABLES

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
	Trade Payables		
I	Outstanding dues of Micro, Small and Medium enterprises*	-	-
II	Outstanding dues of creditors other than Micro, Small and Medium enterprises*	-	0.08
	Total Trade Payables	-	0.08

Note:- The Company has not received any intimation from "Suppliers" regarding their status under Micro, Small and Medium Enterprises Development Act, 2006, and hence disclosure relating to the outstanding amount due to MSME & other than MSME has not been furnished.

Trade payables ageing schedule for the year ended as on March 31, 2026 :

Sl. No.	Particulars	Outstanding for following periods from due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i)	Others	-	-	-	-	-
(ii)	Disputed dues – MSME	-	-	-	-	-
(iii)	Disputed dues – Others	-	-	-	-	-

Trade payables ageing schedule for the year ended as on March 31, 2025 :

Sl. No.	Particulars	Outstanding for following periods from due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i)	Others	0.08	-	-	-	0.08
(ii)	Disputed dues – MSME	-	-	-	-	-
(iii)	Disputed dues – Others	-	-	-	-	-

(Amount in INR lakhs, Except no. of shares & EPS)

NOTE NO. 11 : OTHER FINANCIAL LIABILITIES

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Chit Payables	49.01	114.50
	Total Other Financial Assets	49.01	114.50

NOTE NO. 12 : OTHER CURRENT LIABILITES

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Advances Received from Customers	1,670.54	956.59
II	Statutory Dues	22.84	13.91
III	Other payables	156.89	92.58
	Total other current liabilities	1,850.27	1,063.08

NOTE NO. 13 : PROVISIONS

Sl. No.	Particulars	As at 31-03-2026	As at 31-03-2025
I	Provision for Audit fee	1.62	1.35
II	Provision for Income Tax	28.94	24.50
	Total Provisions	30.56	25.85

COUNTRY CONDO'S LIMITED

NOTES TO STATEMENT OF PROFIT & LOSS

(Amount in INR lakhs, Except no. of shares & EPS)

NOTE NO. 14 : REVENUE FROM OPERATIONS

Sl. No.	Particulars	For the Period Ended	
		31-03-2026	31-03-2025
I	Revenue from operations		
	(a) Sale of Plots	1,748.35	1,670.69
	Total Revenue from Operations	1,748.35	1,670.69

NOTE NO. 15 : OTHER INCOME

Sl. No.	Particulars	For the Period Ended	
		31-03-2026	31-03-2025
I	Other Income	1.06	10.27
	Total Other Income	1.06	10.27

NOTE NO. 16 : PURCHASE OF LAND / LAND DEVELOPMENT

Sl. No.	Particulars	For the Period Ended	
		31-03-2026	31-03-2025
I	Operating Expenditure		
	(a) Land Development Charges	1,379.73	1,295.67
	Total Trade Expenses	1,379.73	1,295.67

NOTE NO. 17 : (INCREASE) / DECREASE IN INVENTORIES

Sl. No.	Particulars	For the Period Ended	
		31-03-2026	31-03-2025
I	Work In Progress - (Land)		
	Beginning of the year - (Land in development)	3,375.90	2,650.50
	Less : End of the year - (Land in development)	4,294.40	3,375.90
	(Increase) / Decrease in Inventories	(918.50)	(725.40)

NOTE NO. 18 : EMPLOYEE BENEFIT EXPENSES

Sl. No.	Particulars	For the Period Ended	
		31-03-2026	31-03-2025
I	Salaries & Wages	569.31	465.36
II	Contribution to Provident Fund & ESIC	20.53	20.90
III	Staff Welfare Expenses	3.90	6.93
	Total Employee Benefit Expenses	593.74	493.19

(Amount in INR lakhs, Except no. of shares & EPS)

NOTE NO. 19 : OTHER EXPENSES

Sl. No.	Particulars	For the Period Ended	
		31-03-2026	31-03-2025
I	Administrative Expenses		
	(a) Telephone, Postage and Others	6.10	7.43
	(b) Business Promotion Expenses	0.02	0.10
	(c) Travelling & Conveyance	21.16	23.42
	(d) Office Maintenance	42.08	53.52
	(e) Printing & Stationery Expenses	4.45	5.67
	(f) Rates & Taxes (excluding Income Tax)	11.01	10.51
	(g) Consultancy Charges	59.78	70.10
	(h) Commission Charges	387.75	267.94
	(i) Advertisement Charges	1.33	1.48
	(j) Bank Charges	18.06	18.66
	(k) Interest on late payment of Taxes	1.02	0.09
	(l) Prior Period Taxes	0.53	0.52
		553.29	459.43
II	Other Operating Expenses		
	(a) Rent	36.61	49.12
	(b) General Expenditure	0.86	0.92
	(c) Payment to Auditors:		
	(i) As Auditor	1.05	0.85
	(ii) For Taxation matters	0.45	0.40
		38.97	51.29
	Total Other Expenses	592.26	510.72

NOTE NO. 20 : FINANCE COST

Sl. No.	Particulars	For the Period Ended	
		31-03-2026	31-03-2025
I	Interest Charges		
	(a) Interest on Loans from OD Bank A/c	-	6.48
	(b) Interest on Vehicle Finance	0.14	0.79
	Total Finance Cost	0.14	7.27

COUNTRY CONDO'S LIMITED

M/s COUNTRY CONDO'S LIMITED

Notes to Financial Statements:

(All amounts in INR lakhs, Except No. of shares & EPS)

21. Earnings per Share:

Particulars	2025-26	2024-25
Net profit after tax	59.41	59.75
Weighted Average Numbers of shares	7,75,97,300	7,75,97,300
Basic and Diluted EPS	0.08	0.08

22. (a) Related Parties

A) Directors

Sri Y. Rajeev Reddy
Sri Y. Siddharth Reddy
Sri Y. Varun Reddy
Smt. Y. Manjula Reddy
Sri K. Subramanyam Raju
Sri N. Rama Lingeswara Swamy
Sri P. Srinivas
Sri P. Krupavaram
Sri K. Srirama Chandra Murthy

(b) Key managerial personnel

Name	Designation
Sri D. Krishna Kumar Raju	Vice chairman & CEO
Sri Gandhi Upputuri	CFO
Sri J. Laxmikanth	Company Secretary

(All amounts in INR lakhs, Except No. of shares& EPS)

Particulars of Related Party Transactions as at 31-03-2026:

Particulars	31-03-2026	31-03-2025
Directors Remuneration	42.90	42.90
Sitting Fee	-	-
KMP Salary	37.80	37.80

23. The Company has no outstanding payables towards Small and Medium Enterprises as on Balance sheet date.

24. Detailed information regarding quantitative particulars under part II of Schedule III to the Companies Act, 2013. Quantitative details are not furnished as the company is in the activity of Real Estate. Closing Inventories of Land and Land Development Expenditure is Amount 4,294.40 for current year (previous year Amount 3,375.90).

25. In accordance with Indian Accounting Standard 12 (Ind AS 12) issued by the ICAI, the Company has accounted for deferred income tax during the year. The deferred income tax provision for the current year amount 0.91 towards deferred tax Asset and amount 0.78 towards deferred tax Asset in the previous year.

26. The Company has only one segment i.e “Real Estate”. As such there is no requirement of segment reporting.

27. Capital Management:

For the purpose of Company's capital management, Capital includes issued equity capital and other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value.

To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents.

Particulars	31-Mar-26	31-Mar-25
Borrowings	0.00	4.59
Other payables	1929.84	1203.50
Less: Cash and cash equivalents	(79.29)	(37.24)
Net Debt	1850.55	1170.85
Equity	2,569.37	2,509.97
Capital and Net Debt	4,419.92	3,680.82
Gearing Ratio	41.87%	31.81%

28. Additional Regulatory information

- The Company is in possession of immovable property and title deeds are held in the Name of the company.
- The Company has not revalued any of its Property, Plant and Equipment during the year.
- The Company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and other related parties.
- There are no proceedings initiated or pending against the company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made there under.
- The Company has no borrowings from banks or financial institutions.
- The Company did not have any transactions with Companies struck off under Section 248 of Companies Act, 2013.

29. (i) Financial risk management objectives and policies

The Company's principal financial liabilities comprise of trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include cash and cash equivalents that derive directly from its operations and FVTPL investments.

The Company is exposed to market risk and liquidity risk. The Company's senior management oversees management of these risks. The Company's financial risk activities are governed by appropriate policies and procedures so that **financial risks** are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

(ii) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of currency rate risk, interest rate risk and other price risk. Financial instruments affected by market risk include FVTPL financial instruments.

The sensitivity analysis in the following sections relate to the position as at 31 March 2026 and 31 March 2025.

(iii) Equity price risk

The Company's listed equity instruments are susceptible to market price risk arising from uncertainties about future values of the investment securities. The Company manages the equity price risk through diversification. The Company's Board of Directors reviews and approves all equity investment decisions.

(iv) Liquidity Risk:

The Company's objective is to maintain a balance between continuity of funding and flexibility. The Company has sufficient working capital funds available to honour the debt maturing within 12 months.

30. The Company does not have any transactions which are not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 during the year.
31. The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
32. There are no significant events that occurred after the balance sheet date.
33. To the best of our knowledge and belief, the company has not advanced/loans/invested or received funds (either borrowed funds or share premium or any other sources or kind of funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
34. To the best of our knowledge and belief, the company has also not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
35. The Company is not covered under the provisions of section 135 of the Companies Act, 2013.
36. The Company has not declared any dividend during the year.
37. In the opinion of the management, the assets as shown in the financial Statements, have a value on realization in the ordinary course of business of at least equal to the amount at which they are stated in the balance sheet.

38. Ratios:

Ratios	Numerator	Denominator	Current year	Previous year	Variance (in %)	Explanations / Remarks
Current ratio (in times)	Total current assets	Total current liabilities	2.30	3.02	23.80	Decrease in Ratio is due to increase of current liabilities
Debt-Equity ratio (in times)	Debt consists of borrowings and lease liabilities*	Total Equity	0.00	0.00	00.00	There is no borrowings and lease liabilities
Debt service coverage ratio (in times)	Earning for Debt Service = Net Profit before taxes + Non-cash operating expenses + Interest + Other non-cash adjustments	Debt service = Interest and lease payments + Principal repayments*	18.62	7.20	158.64	The company has sufficient earnings in servicing the debt on time
Return on equity ratio (in %)	Profit for the year less Preference dividend (if any)	Average total equity	11.35	9.60	18.20	Return on equity increased due to increase in Profit
Inventory Turnover Ratio (in times)	Cost of goods sold OR sales	Average Inventory	0.12	0.19	36.45	Inventory Turnover changes due to increase of closing inventory.
Trade receivables turnover ratio (in times)	Revenue from operations	Average trade receivables	N.A	N.A	-	(No Trade receivables). As the company Selling its products only after receiving the advance from Customers.
Trade payables turnover ratio (in times)	Purchase of Services and other expenses	Average trade payables	N.A	N.A	-	There are no trade suppliers payable amount
Net capital turnover ratio (in times)	Revenue from operations	Total Equity	2.25	2.15	4.65	Increase in ratio due to Increase of Revenue.
Net profit ratio (in %)	Profit for the year	Revenue from operations	5.04	4.46	12.95	Net profit ratio Increase due to Increase in Sales
Return on capital employed (in %)	Profit before tax and finance costs	Capital employed = Tangible Net worth + Lease liabilities + Deferred tax liabilities	11.35	9.60	18.20	Increase in ratio due to increase of Profit
Return on investment (in %) - Unquoted	Income generated from invested funds	Average invested funds in treasury investments	N.A.	N.A.	-	Ratio not applicable as there is no income generated from invested funds

39. Previous year's numbers have been regrouped, rearranged, recasted, wherever necessary to conform to Current Year Classification.

40. The figures have been rounded off to the rupees in Lakhs and decimals thereof.



COUNTRY CONDO'S LIMITED

SIGNATURE TO NOTES 1 To 40

For P. Murali & co.,
Chartered Accountants
FRN: 007257S

For and on behalf of the Board
For Country Condo's Limited

M V Joshi
Partner
M.No: 024784
UDIN: 26024784YBHWBSB4081

Y. Rajeev Reddy
Chairman & Director
DIN. 00115430

D. Krishna Kumar Raju
Vice Chairman & CEO
DIN. 00115553

U. Gandhi
Chief Financial Officer

Laxmikanth Jakhotia
Company Secretary

Place: Hyderabad
Date : 30-05-2026

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